



## Stunning 3 Bed Villa For Sale in Xaghra Gozo Malta



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 754,722.18

### Τοποθεσία

Χώρα:	Malta
Ταχυδρομικός κωδικός:	XRA 1706
Δημοσιεύθηκε:	19/05/2026
Περιγραφή:	Stunning 3 Bed Villa For Sale in Xaghra Gozo Malta

Esales Property ID: es5555049

Alley in Bullara Str.  
Bald Hills  
Xaghra  
Gozo  
XRA1701  
Malta

Stunning South-Facing Eco-Villa: A Masterpiece of Comfort in Xaghra, Gozo

Nestled in the historic and serene village of Xaghra, this exceptional three-bedroom villa is a rare find on the island of Gozo. Expertly designed to blend traditional Maltese charm with cutting-edge sustainable technology, this south-facing home offers maximum comfort, energy efficiency, and breathtaking views. Sold fully furnished and equipped with modern security, this property is a turnkey sanctuary for the



discerning buyer.

## An Outdoor Oasis and Ground Floor Grandeur

The experience begins the moment you step through the entrance, greeted by a private swimming pool and relaxation area. This outdoor space is designed for the Mediterranean lifestyle, featuring a traditional stone oven for alfresco dining. Demonstrating its commitment to resource efficiency, the exterior includes a dedicated pump room and a large water reservoir.

The ground floor opens into a massive, chef-grade kitchen that serves as the heart of the home. It comes fully equipped with a large oven, a dishwasher, and a walk-in pantry. For cozy winter evenings, the living area features a wood-burning stove, adding a rustic touch to the sleek microcement flooring found throughout the house. A conveniently located bathroom serves this level, while the basement hides a hidden gem: a private wine cellar, perfect for connoisseurs.

## Expansive Living Across Multiple Levels

This villa is designed to accommodate large families or guests with ease, as every floor is equipped with a double sofa bed and independent air conditioning.

- \* First Floor: Features a large bedroom with an extra-large bed, a spacious walk-in wardrobe, and a private terrace. A second bedroom and a large, modern bathroom complete this level.
- \* Second Floor: Dedicated to luxury, this floor hosts a huge bedroom with its own walk-in wardrobe, a large terrace, and a stylish bathroom.
- \* Third Floor & Roof: A large washroom provides practical utility. The roof is a powerhouse of efficiency, equipped with solar water heaters, solar panels, and included airspace.

The views improve with every step upward. From the first and second floors, you overlook peaceful green fields and country landscapes. The roof offers a stunning panorama of distant sea and country views.

## Unmatched Efficiency and Security

This is a 'smart' home in every sense. The entire structure is fully insulated, ensuring the interior remains cool in the summer and warm in the winter with minimal energy use. The combination of solar energy, water harvesting, and microcement finishes makes this one of the most eco-conscious properties in the region. For peace of mind, a comprehensive CCTV camera system is installed.

## A Location Rich in Culture and Leisure

Xagħra is famous for its vibrant community and ancient history. Residents are minutes away from world-class attractions:

- \* Heritage: The Ġgantija Temples, Ta' Kola Windmill, and the Toy Museum.
- \* Nature: Ninu's Cave, Xerri's Grotto, and the stunning red sands of Ramla l-Hamra Beach.



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\* Lifestyle: Xagħra Square with its cafes, Ta' Mena Estate for wine tasting, and the Dream of Horses Farm.

## Accessibility

Located in the heart of Gozo, the nearest airport is Malta International Airport (MLA). The villa is easily reached via a 25-minute ferry trip from Malta, followed by a short, scenic drive.

This villa is not just a house; it is a lifestyle investment in one of Gozo's most prestigious villages. Contact us today to experience this eco-luxury retreat for yourself.

## ABOUT THE AREA

Perched on a wide plateau in the northeast of Gozo, Xagħra is one of the island's most historically significant and picturesque villages. It is perhaps best known for housing the Ġgantija Temples, a UNESCO World Heritage site dating back to 3600 BC, making them older than the Pyramids of Giza. This ancient heritage gives the village a timeless atmosphere, where prehistoric megaliths stand in harmony with charming 18th-century architecture and lush Mediterranean landscapes.

The heart of the village revolves around Victory Square, a lively hub dominated by the magnificent Basilica of the Nativity of Our Lady. This square is the center of social life, lined with outdoor cafés and restaurants where locals and visitors gather to enjoy the slow pace of Gozitan life. Beyond the square, Xagħra offers unique natural wonders, including subterranean gems like Xerri's Grotto and Ninu's Cave, which feature remarkable stalactite and stalagmite formations discovered beneath private residences.

For nature lovers, Xagħra provides breathtaking views over the fertile Marsalforn Valley and down toward the iconic red sands of Ramla Bay, Gozo's finest beach. Legend says that Calypso's Cave, located on the edge of the village cliffs, is where the nymph Calypso entertained Homer's Odysseus for seven years. This blend of mythological allure, agricultural beauty, and coastal proximity makes Xagħra a premier destination for those seeking an authentic Maltese experience steeped in folklore.

Travel to the village involves a scenic transition from the main island of Malta. The nearest airport is Malta International Airport (MLA), located approximately 30 kilometers away. Upon landing, travelers typically take a 45-minute drive or shuttle to the Cirkewwa Ferry Terminal, followed by a 25-minute ferry crossing to Mgarr Harbor in Gozo. From the harbor, Xagħra is a short 10-minute drive, ensuring that while the village feels like a secluded paradise, it remains well-connected to international travel hubs.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 110m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Street Parking



- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Malta
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	300 τ.μ
Μέγεθος αυλής:	110 τ.μ

## Rental details

Furnished:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.476.264

