



Converted House of Character



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,302,344.33

Locatie

Aanbevolen Auto Onderdelen:	Malta
Geplaatst:	08-09-2025
Omschrijving:	

Charming and beautifully authentic The highly coveted Urban Conservation Area of Attard is home to this charming House of Character embodying timeless elegance and offering an exceptional blend of traditional features coupled with modern luxury. Positioned just moments away from the President s Palace and the picturesque San Anton Gardens this property represents the epitome of distinguished living in one of the town s most prestigious locales and yet within easy walking distance to all amenities including banks schools and an interesting mix of cafes and restaurants.

The grandeur of the home is immediately apparent upon entering where an imposing entrance leads into a striking central atrium. With soaring double height ceilings and a large skylight the space is bathed in natural light creating an inviting and serene atmosphere. The atrium serves as a tranquil retreat perfect for reading or unwinding beneath the open sky. To one side a remarkable mill room houses the living room a space that exudes character with its high vaulted ceilings gracefully arching stonework and a beautiful fireplace. Large apertures frame views of the lush private garden complete with a stunning pool and ample space for outdoor entertaining ideal for hosting summer soirees barbeques or intimate gatherings alike.

Beyond the atrium lies the dining room an expansive and elegant space that flows seamlessly into the fully equipped kitchen. This culinary haven overlooks a traditional picturesque street where other period homes stand proudly adding to the home s sense of heritage. The meticulous design of this Residence continues throughout where authentic traditional features including stone arches wooden beams and flagstone floors harmonize with modern touches including the luxury of underfloor heating and air conditioning.

The lower level of the home also includes a guest toilet a convenient interconnecting two car garage and a



utility room offering practicality without compromising the property's inherent charm. Ascend the staircase housed in the atrium and you are greeted by the private sleeping quarters. The intermediate level offers two generously sized bedrooms both served by a well appointed family bathroom. A third bedroom with its own ensuite bathroom features a pretty Juliette balcony providing a charming view over a quaint alley while a fourth bedroom currently utilized as a walk in wardrobe opens onto a second terrace. The fifth bedroom the master suite is a sanctuary of luxury spacious and beautifully appointed with an ensuite bathroom and direct access to a large private terrace that overlooks the garden offering a tranquil escape.

The upper level of the home is complimented with a laundry room as well as a full roof offering panoramic views over the lush gardens of traditional Palazzos Townhouses and Houses of Character that characterize Attard s architectural splendour.

Having been lovingly converted around twelve years ago this property boasts numerous traditional details including thick stone walls niches flagstone floors and marble flooring. Modern conveniences such as A C an alarm system an irrigation system in the garden and solar panels ensure comfort and efficiency. The property is being sold partly furnished and with just a small upgrade could easily return to its former glory as a resplendent family home.

Offered free of ground rent this Residence is an extraordinary opportunity as rarely do such authentic homes come available in this sought after neighbourhood. A viewing is essential to truly appreciate its beauty and potential. For the fortunate buyer this house will undoubtedly become the crown jewel of their property portfolio a testament to refined living in one of Malta's most historic towns.

Amenities Features

External Features

Courtyard
Exterior BBQ
General Energy Saving Features
Ownership of Airspace
Use of Roof

Internal Features

Interior Intercom System
Interior Walk in Closet
Store Room
Washroom

Air conditioning
Wall Unit A C

Garage
Gardens
Pool

Algemeen

Slaapkamers:

4



Badkamers:	4
Afgewerkte vierkante meter:	500 m ²
Lot Afmeting:	200 m ²

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/GSAZ-T84909/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: mt61819229

