

## MELLIEHA, Santa Maria Estate - Villa

**Property Ref No:** BOV/SP/011/011/07-25/10-25/2025 (to be used in all correspondence with the Bank)

**Address:** 164, 'Villa Mistral', Triq I-Ghaqda, Mellieha

**Description:** A fully detached three-bedroom bungalow with sea views, situated in a sought-after area of Mellieha know as Santa Maria Estate, having a gross floor area of circa 577sqm.

The property consists of:

Ground floor level – Hall, corridor, sitting/living room, kitchen/dining room with fireplace and a guest bathroom and a stairway that gives access to the basement level, study, two double bedrooms and a main bedroom with ensuite bath/shower room.

Basement level – Games room, corridor, domestic store, 2-car garage, 5 utility/leisure rooms and two bathrooms.

Outdoor – Drive-in, surrounding gardens, a terrace with space for a pool/entertaining area and a pool room in shell form.

**Property Title:** Temporary Emphytheusis for 150 years as from 09/11/1963 of Eur 116.47

**Permit:** This property is compliant to permit PA/05060/19, however it carries boundary and overlap issues

**Condition:** Fair – Finished, requires refurbishment

**The sale of this property is subject to various terms and conditions**

**Guide Price:** € 2,262,000\*\*







