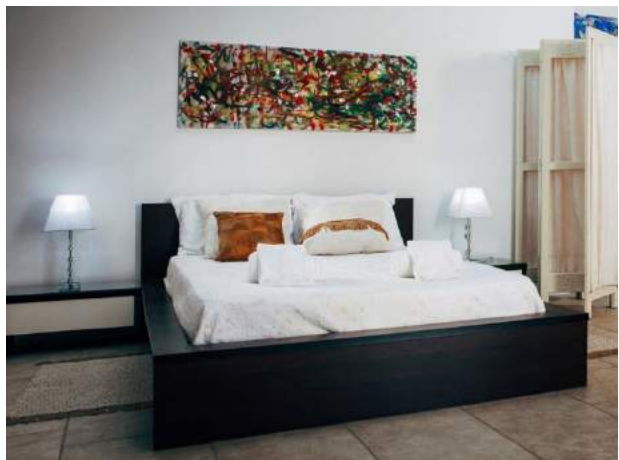
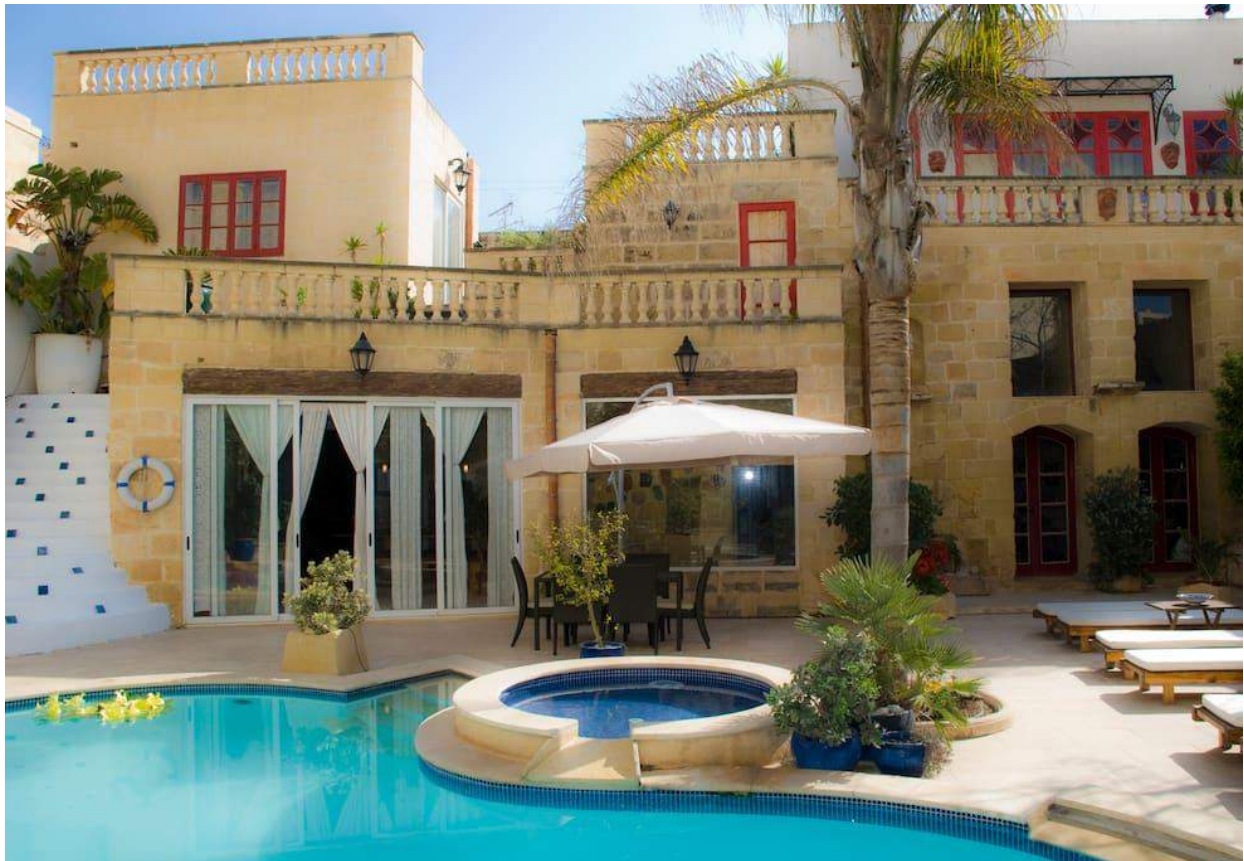


**MALTESE FARMOUSE – RUSTIC LUXURY**

Villa Buddha is a 450 year old converted farmhouse in the quiet southern village of Zurrieq. Comfort was not spared in its elegant and high end furnishings - professionally designed by the owner. The house is full of unusual features that have been enhanced and decorated with lots of effort to maintain a high level of comfort and tranquility. There is a blend of colorful old and new furnishing throughout this villa surrounded by strong old stone features. Accommodation in this villa in Malta sleeps a maximum 8 persons (4 bedrooms) with the option of adding an extra bed.



**COUNTRYSIDE VILLA**

Comfort was not spared in its elegant and high end furnishings, and the villa has been structurally installed with the latest energy efficient opportunities available on the market. On entering the property through a private drive-in, you will find yourself in the midst of the property, with its pool and surrounding garden. Upon entering the villa, you are welcomed in an open plan, fully equipped kitchen, dining and lounge area, and three bedrooms. All bedrooms have their own ensuite bathrooms and the property is fully air conditioned.



**MODERN MALTESE VILLA**

A Modern luxury and superbly finished villa boasting some of Malta's most spectacular country and land views located in the Upper Iklin area. The property is located on high grounds and in a peaceful location enjoying outstanding views. With 600 square meters of spacious rooms, and modern interiors, this villa ticks all the right boxes to make your family holiday in sunny Malta one to remember. A 60 square meter pool and large deck area command stunning views and make the best for idyllic outdoor living. The villa is a four bedroom property (possibility for a 5th Bedroom) with high quality finishes and gadgets providing its tenants with a unique experience, with a taste of true luxury.



## LUXURY VILLA NORTHERN MALTA

Standing majestically right in the heart of Malta's most idyllic location of Santa Maria Estate, Mellieha, is this magnificent holiday villa boasting space, luxury and inviting wealth into its interior. Guests can sojourn in sublime comfort in this exclusive four bedroom private villa, each with their respective en-suite shower/bathrooms, televisions, air-conditioning and telephone, digital cable television, DVD player and high speed internet connection, a splendid living & dining room all complemented by the finest furnishings and a five-star standard of service.

Beautifully furnished in a modern contemporary style, it is evident that every room has been carefully planned and given meticulous attention to detail throughout. Every room is fully air-conditioned, and the incredibly spacious lounge and dining area boasts large windows overlooking the swimming pool and gardens, inviting an abundance of light and space.

Extensive balconies enable one to enjoy breath-taking sunrise and sunsets, whilst the private outdoor area comprises a barbecue area, dining and entertaining patio situated beside the 48 square metre heated swimming pool. These and several relaxing sun patios provide the best of both worlds; basking in the sun on a luxurious lifestyle or resting in the shade. You can even relax in your very own Jacuzzi surrounded by lush gardens.

Apart from a beautiful interior, spectacular views and an exclusive outdoor area, this stunning holiday villa also provides a fully equipped games room at basement level, including a pool table, table soccer, table tennis and air hockey.





**FARMHOUSE ON GOZO ISLAND**

Just one example of the possibilities of Villa Farmhouse stays on Gozo Island. Abound by tranquility, this property is set on approximately 1500m2 of land overlooking a valley enjoying stunning sea and countryside views. The building stands on high ground, the view from the swimming pool terrace sweeping wide over the valley, all the way to the sea in the distance. Its private and secluded main entrance leads onto an impressively wide hall leading to the vaulted sitting room with open fire. There are four en-suite double bedrooms with the master bedroom having a walk in closet and a large spa bath. The exterior of this property incorporates a large pool with deck area, an outdoor kitchen with a huge entertaining area, a 6+ carport and 2 car lock up garage.



## RURAL VILLA OPTION

Malta's best kept secret is the secluded countryside in the South and coast where you will find crystal clear sea and quiet nestled farmhouse dwellings. The villa is situated in the hamlet of Bidni, 1 km from the centre of Marsascula. The luxuriously finished villa with a 12m x 6.5m private infinity swimming pool is surrounded by large sun deck and the olive trees from which the owners produces organic olive oil. The garden is fully landscaped, with large expanses of lawn and ideal to play games, relax or enjoy the sun. It's within a 15 minute walk of shops, restaurants, bars and beach clubs and a bus stop. If you want to travel further afield and explore the beauty of the Maltese Islands, a car is advisable. Parking is easy and free of charge right in-front of the property or onsite.

The villa has 4 large double bedrooms, three with an ensuite shower/bath and walk-in wardrobes and one with a sofa bed (double, accommodating 2 guests). This private villa is built on two levels and terraced out of the top of the hillside with country views and still contains some of the original rubble walls, complimented by modern laid decking by the pool and lawns to relax and unwind, reading a book and sipping your favourite drink.

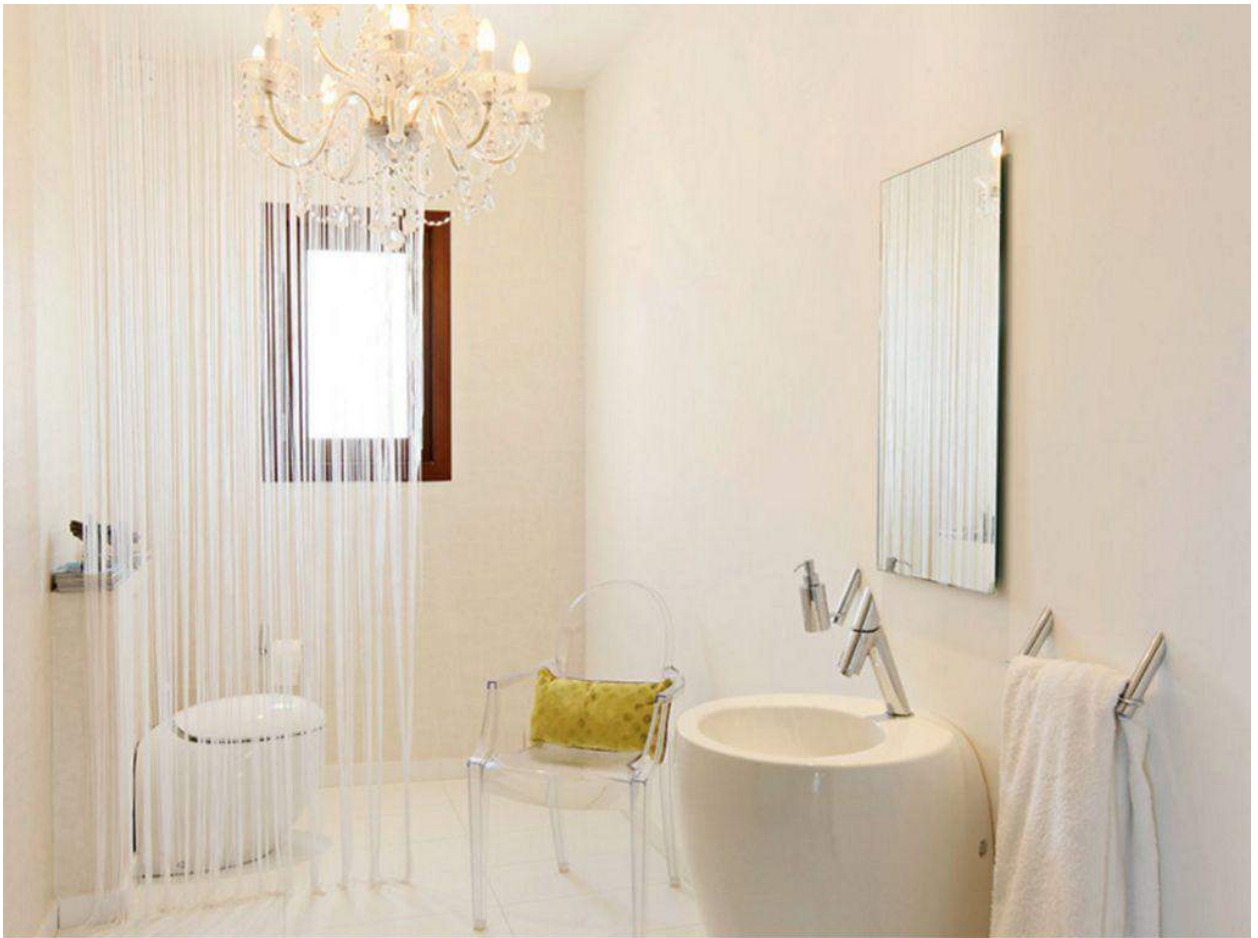
On entering the villa, one finds a large open plan hall/reception area, sitting room with ample seating area, free WiFi and a 72 inch flat screen TV, Bose Surround Sound System and Intelligent Lighting. A beautifully fitted island kitchen with gas stove, electric oven, microwave, dishwasher and fridge-freezer with ice-maker, as well as a fully equipped kitchen (pots, pans, glassware, toaster, electric kettle etc) and ample counter-tops. To one side there's a large dining table for 10 persons and beyond here all leading to the pool and garden.

The double-bedded master bedroom is situated on the 1st floor, enjoying similar country views and some distant sea-views, it has a large fitted walk in wardrobe and 50 inch flat screen TV as well as the unusual benefit of bath/shower. One of the bedrooms is located on the ground floor with a separate direct exit to the garden + pool.

A washing machine and dryer are also available. An office on the ground floor is equipped with a desk + chair + WiFi. Outside in the garden, one finds patio furniture, sun beds and umbrella, a terraced lawn and palm trees with hammocks. The garden is ideal for young children to enjoy and with plenty of space to play. The pool has a shallower part with a minimum depth of .45m and a max depth of 1.8m.



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## URBAN PALAZZINO A

A beautifully-converted, 5-bedroom en-suite Townhouse is the city of Cospicua (Bormla), one of the historic Three Cities of Malta which border the country's iconic Grand Harbour, a World Heritage Site.

The Townhouse was fully converted progressively over the past eight years to a very high standard and each of its high ceilinged 5-bedrooms en-suites are air-conditioned and measure on average approximately 420sq ft. In addition, the ground and upper 3 floors of the Townhouse feature a central courtyard perfect for summer dining, with a cool lounge area and a wine cellar below.

A 'farmhouse kitchen', TV Room and a magnificent, large high ceilinged dining room with a hand carved fireplace created by local artisans. There are three working open fires in the house. On the second floor is a large grand Drawing Room, Piano Noble (approx 460sq ft.) is ideal for entertaining and also has high ceilings, a handmade marble fireplace and two traditional Maltese Balconies. The Townhouse has a further two Maltese Balconies.

The extensive Roof Terrace has a large sunbathing area, lounge area and an infinity pool with views across the island to Mdina, Valletta and the Mediterranean. Just below the Pool there is a full working kitchen to service the Roof Terrace and the guest suite below. The Townhouse which has many original Maltese tiles throughout, is a short walk from the Grand Harbour at Vittoriosa with its range of local restaurants and there is a regular ferry service to Sliema and Valletta.





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## URBAN PALAZZINO B

A true example of a designer finished palazzino situated in the central area of the island. This property features a grand entrance hall, large formal dining room for 10 guests, light filled open plan living area including a breakfast table for 6, a designer Varenna kitchen by Poliform. Outside in the courtyard, one finds a good size swimming pool with a marble waterfall feature. The master suite features a large walk-in wardrobe and an ensuite marble bathroom. The house includes daily maid service to assist you in making the beds, washing and ironing the clothes if desired, preparing breakfast and cleaning. Breakfast is included and prepared in continental style including fresh fruits, pastries, cereals, selection of fresh juices, tea and coffee. The house has an interconnecting 2 car garage for ease of parking and convenience.









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