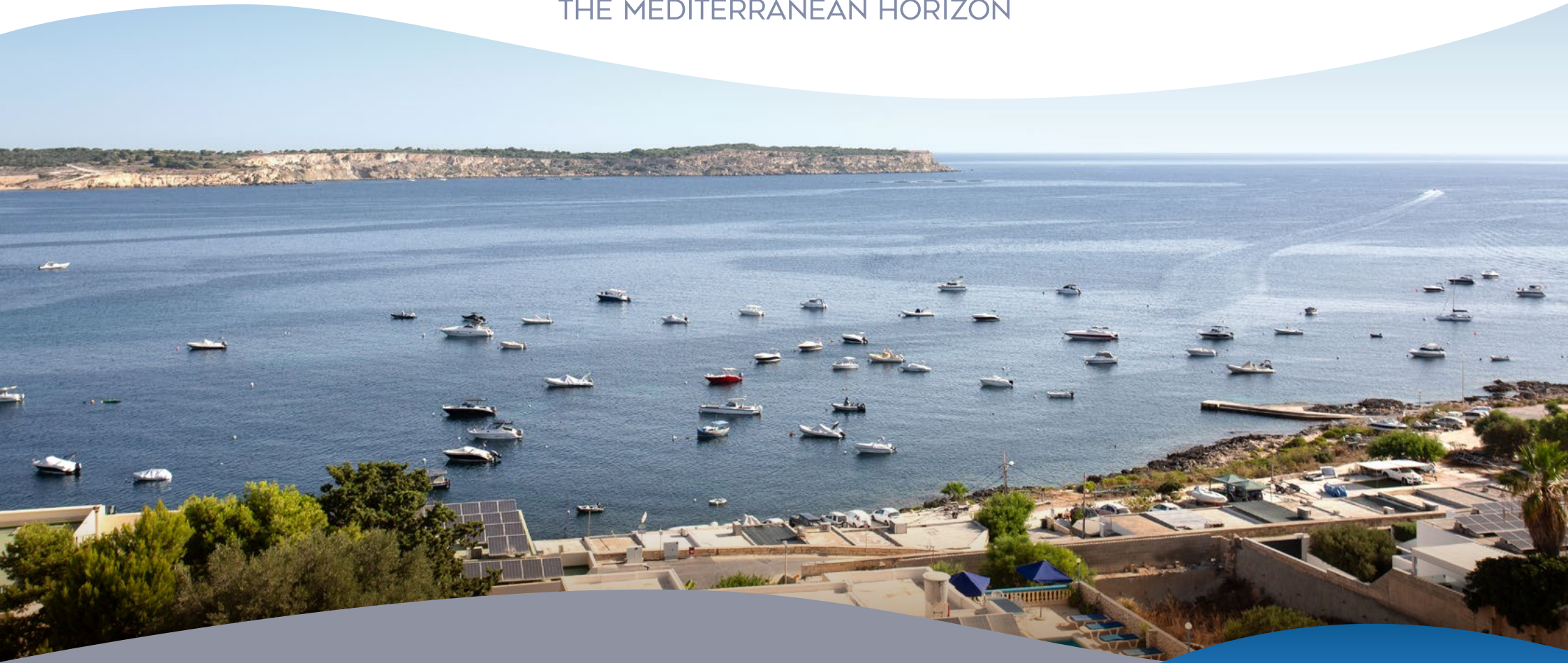


MARELUXE

RESIDENCES

WHERE TIMELESS ELEGANCE MEETS
THE MEDITERRANEAN HORIZON





THE PINNACLE OF MALTESE COASTAL LIVING

A Rare Opportunity in Malta's Most Prestigious Address.

MareLuxe Residences is an exclusive collection of finished luxury apartments and a single maisonette, set within the highly sought-after **St. Maria Estate, Mellieħa**.

More than just a location, St. Maria Estate is regarded as Malta's most prestigious residential enclave. Nestled along the island's northern coast, this tranquil hillside community is renowned for its sweeping sea views, sense of privacy, and close proximity to some of Malta's most beautiful sandy beaches.

Home to grand villas and landscaped gardens, it is the address of choice for those who value discretion and refinement. Here, tranquil surroundings meet the Mediterranean horizon. The gentle hum of the sea, warm golden sunsets, and a neighbourhood defined by architectural elegance make St. Maria Estate a true sanctuary.







THOUGHTFULLY DESIGNED, FULLY FINISHED RESIDENCES

Each MareLuxe home is a statement in sophisticated design and effortless comfort. From the moment you step inside, you are welcomed by spacious layouts, with living areas enjoying extensive sea views.

Every apartment, along with the singular maisonette, is delivered fully finished and includes:

- Elegant common areas throughout
- Internal gypsum soffits
- Facade insulated with XPS
- Thermal break aluminium apertures
- Luxuriously appointed bathrooms
- Refined internal doors
- Air-conditioning units

Designer 3D visuals are available, giving you the flexibility to personalise your residence.



SECURITY, CONVENIENCE, AND EXCLUSIVITY

All MareLuxe apartments, together with the maisonette, benefit from an interconnected, lockable private garage. This provides not only secure parking but also effortless access, a detail that discreetly underscores the level of thought and quality invested in the development.

A Collection of Only a Few

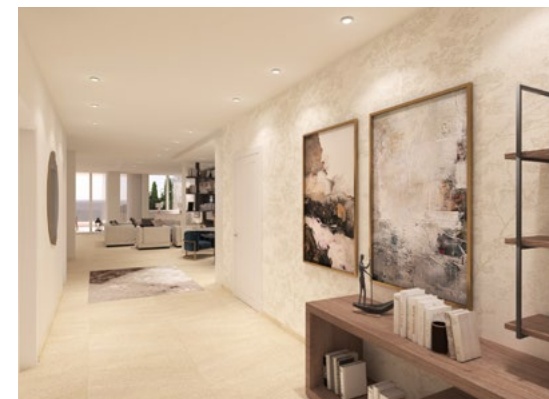
What sets MareLuxe apart is not only its setting but also its scarcity. Opportunities to own property in St. Maria Estate are exceedingly rare.

This limited collection offers buyers the chance to secure a home in one of Malta's most desirable enclaves.



A Lifestyle Beyond Compare

Owning a MareLuxe residence means more than acquiring real estate, it is claiming a lifestyle defined by tranquillity, proximity to the sea, and a superior quality of life. Every day feels like a private escape, yet the residences remain close to all the amenities of Mellieħa village.





The Time to Act is Now

With just a handful of residences available, and interest from both Maltese and international buyers, MareLuxe represents a fleeting opportunity to join an elite community in Malta's most celebrated coastal location.

Book your private viewing today

For further information, please contact us:

<https://fulani.mt/contact-us/>

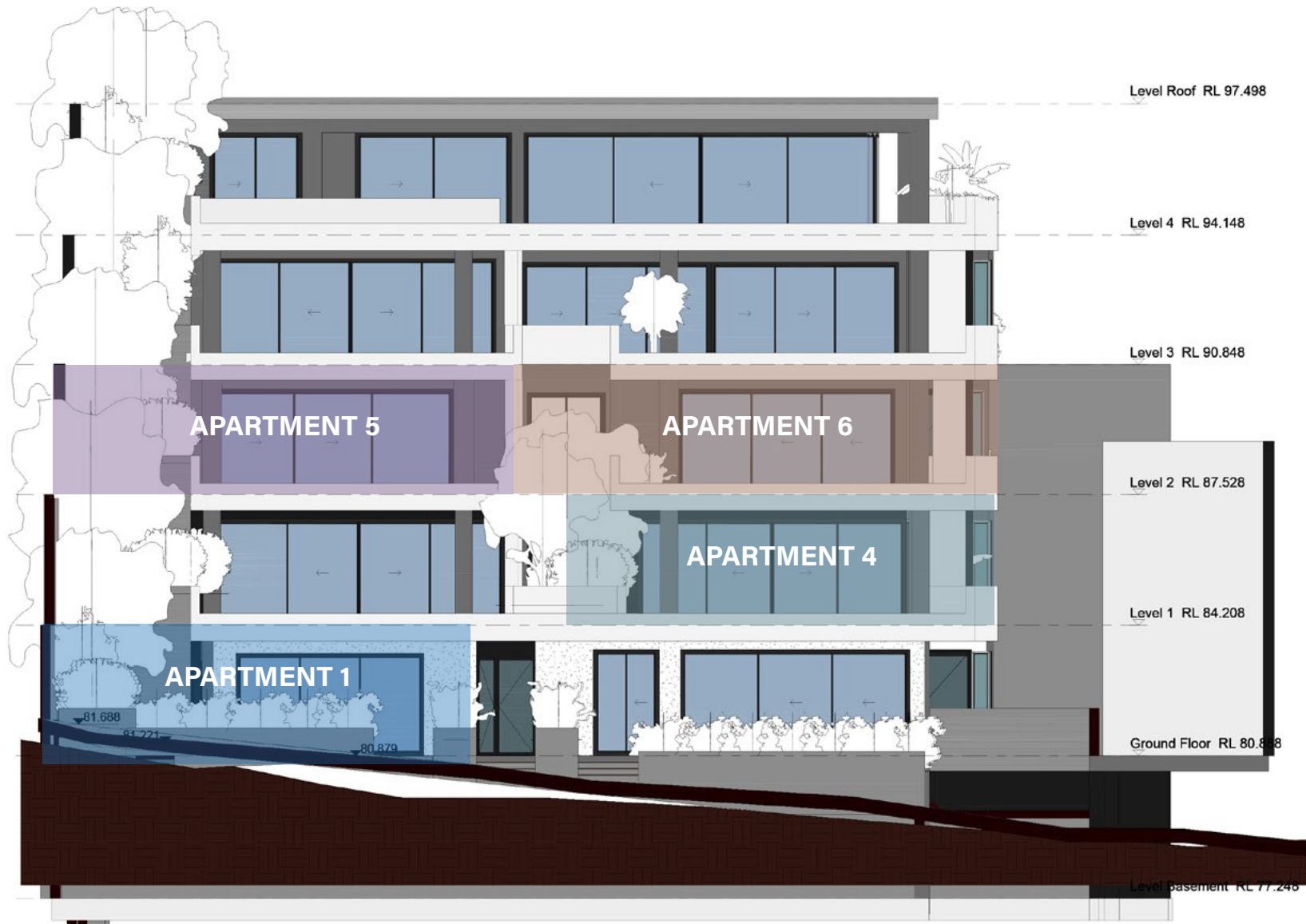




THE APARTMENTS

DIMENSIONS, PLANS & PRICES

FRONT ELEVATION

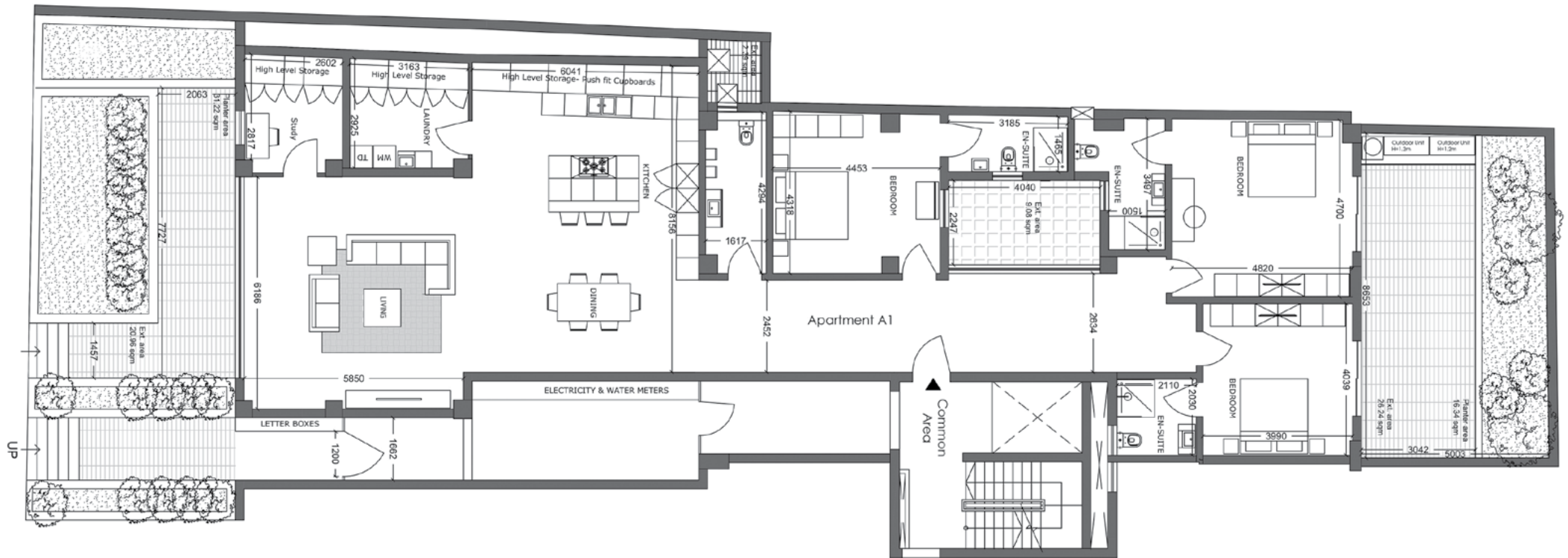


APARTMENTS FOR SALE

APARTMENT	LEVEL	INTERNAL AREA (Sq.m.)	EXTERNAL AREA (Sq.m.)	PLANTER AREA (Sq.m.)	TOTAL AREA (Sq.m.)	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	FINISHED PRICE	AVAILABILITY
Apartment 1	Ground Floor	245.31	58.67	47.56	351.55	3	4	€ 1,750,000	AVAILABLE
Apartment 4	First Floor	254.71	76.15	14.29	345.15	3	4	€ 1,800,000	AVAILABLE
Apartment 5	Second Floor	215.29	46.08	8.88	270.25	3	4	€ 1,850,000	AVAILABLE
Apartment 6	Second Floor	238.75	74.35	-	313.10	3	4	€ 1,900,000	AVAILABLE

APARTMENT 1

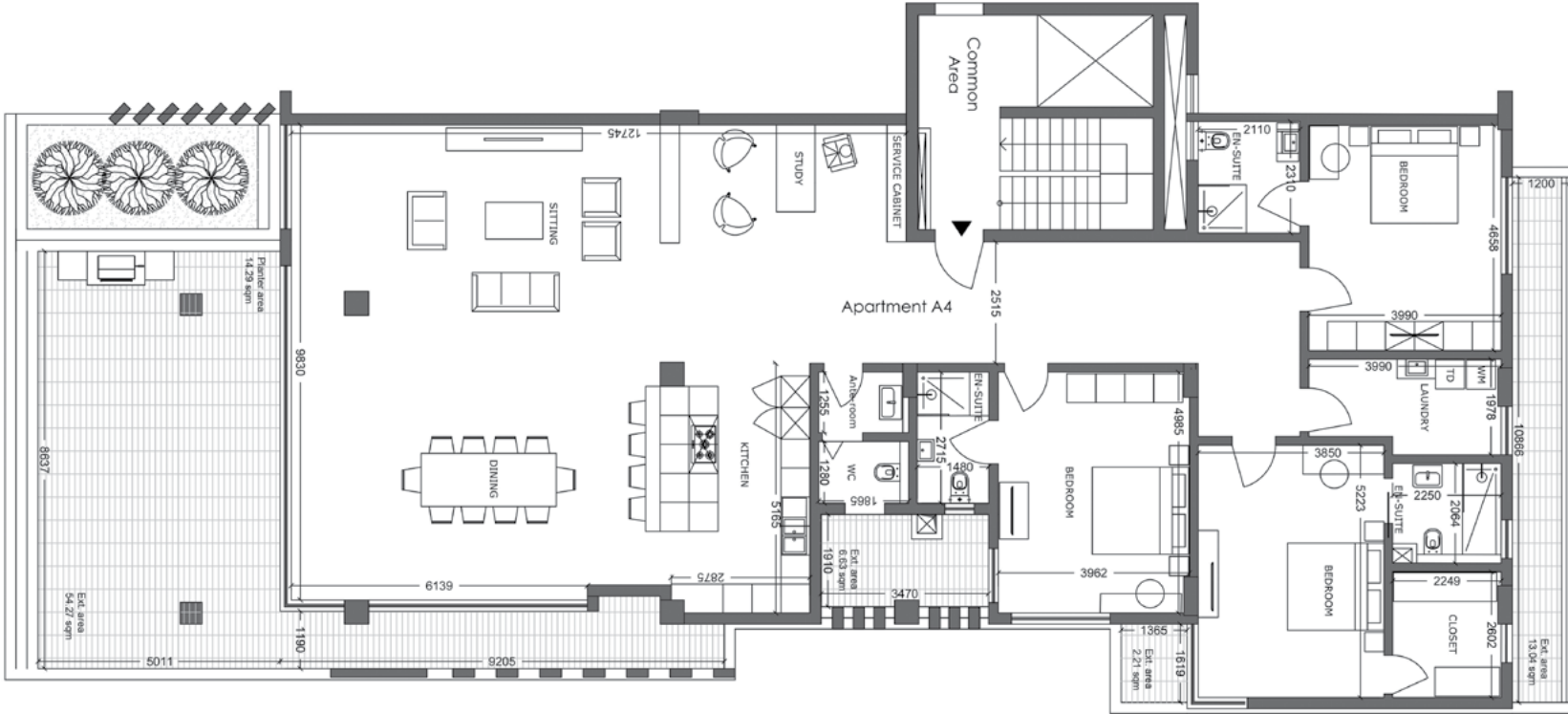
GROUND FLOOR MAISONNETTE



MEASUREMENTS AND FURNITURE LAYOUT ARE INDICATIVE ONLY

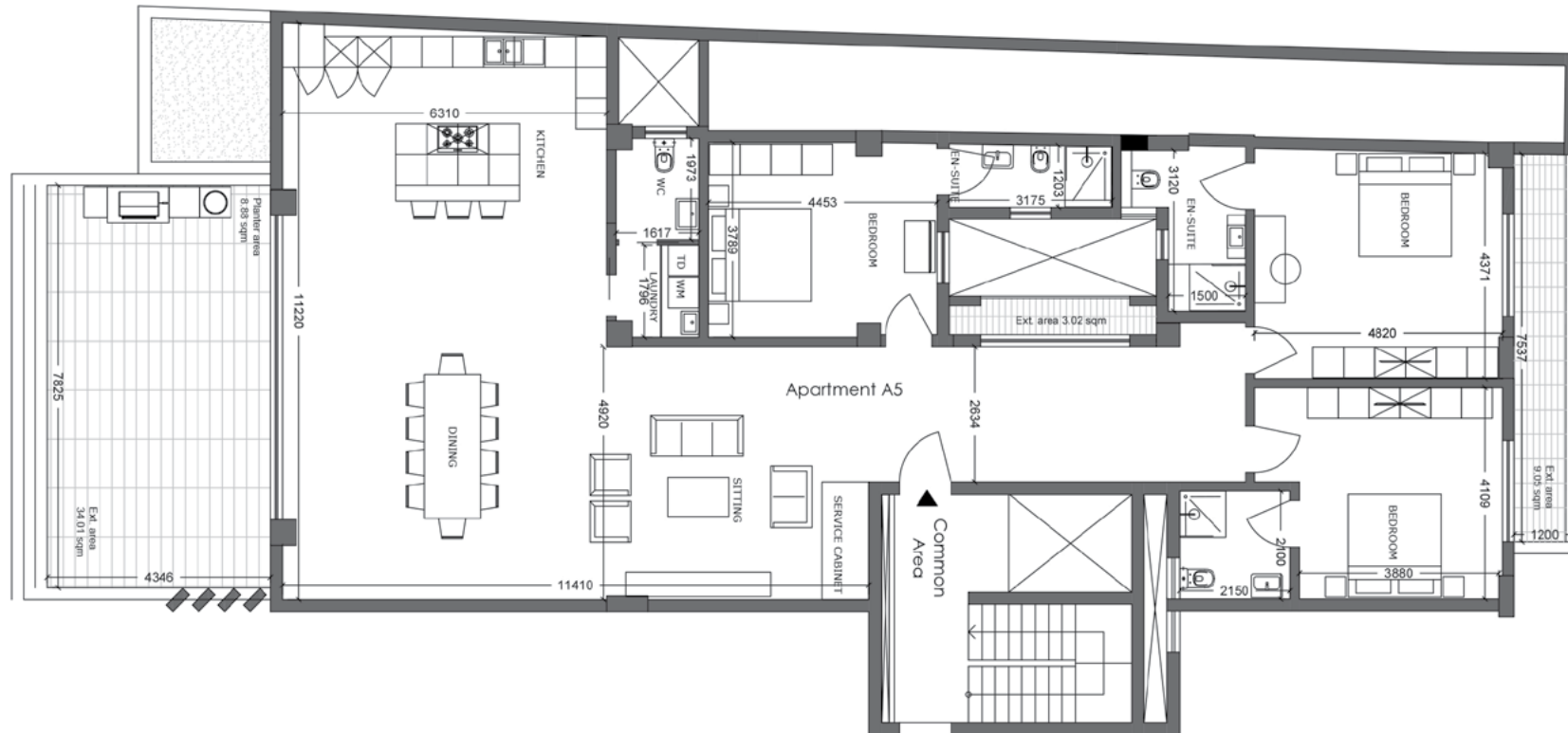
APARTMENT 4

FIRST FLOOR



MEASUREMENTS AND FURNITURE LAYOUT ARE INDICATIVE ONLY

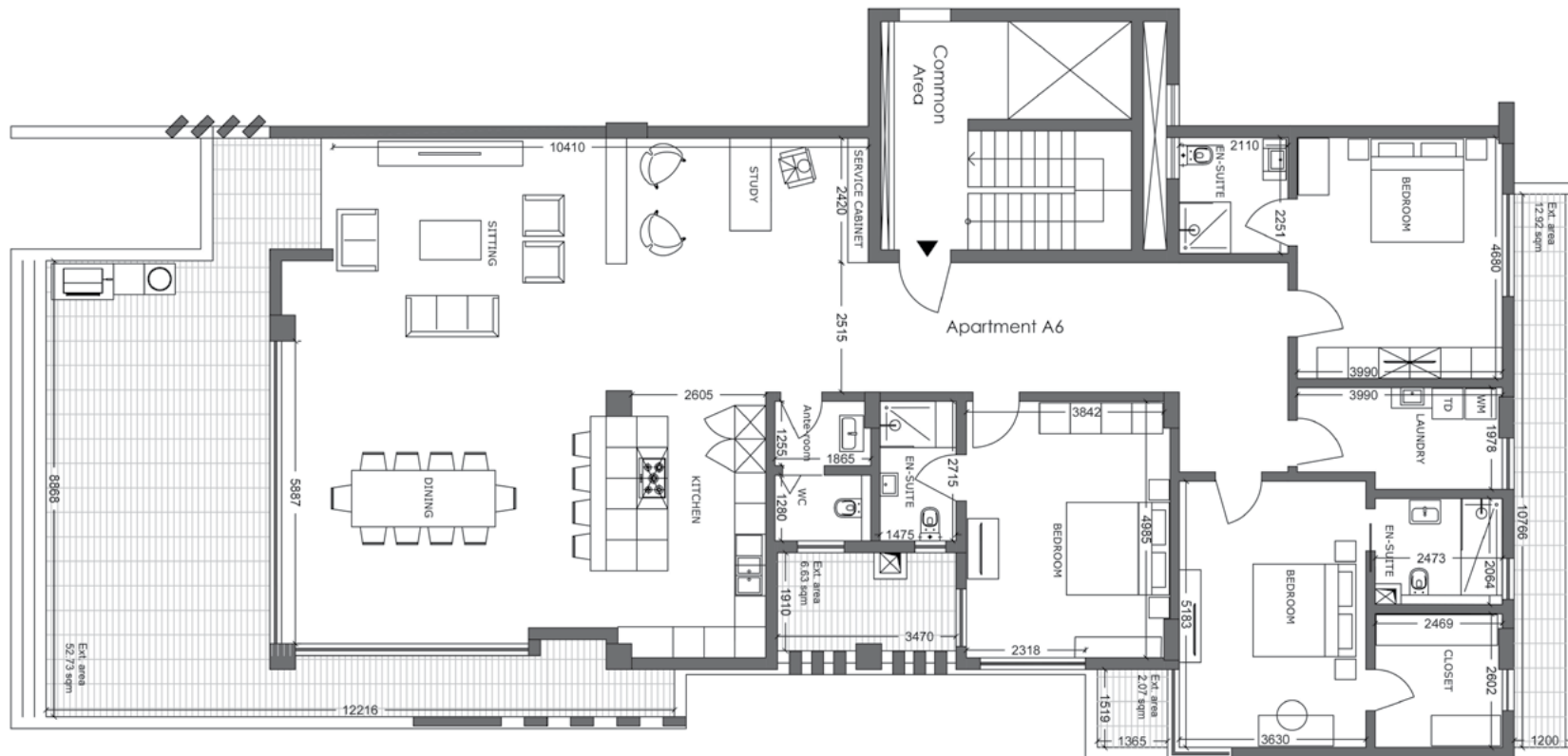
APARTMENT 5 SECOND FLOOR



MEASUREMENTS AND FURNITURE LAYOUT ARE INDICATIVE ONLY

APARTMENT 6

SECOND FLOOR



MEASUREMENTS AND FURNITURE LAYOUT ARE INDICATIVE ONLY

THE GARAGES

DIMENSIONS, PLANS & PRICES

GARAGES FOR SALE

GARAGE	LEVEL	INTERNAL AREA (Sq.m.)	NUMBER OF CARS	PRICE	AVAILABILITY
Garage 5	Basement -1	39.40	2	€ 120,000	AVAILABLE
Garage 6	Basement -1	29.63	2	€ 100,000	AVAILABLE
Garage 7	Basement -1	25.18	2	€ 100,000	AVAILABLE
Garage 8	Basement -1	24.81	2	€ 100,000	AVAILABLE
Garage 9	Basement -1	43.05	2	€ 120,000	AVAILABLE

N.B. GARAGES ARE RESERVED EXCLUSIVELY TO OWNERS OF MARELUXE RESIDENCES

GARAGE DIMENSIONS BASEMENT -1

Garage 5
Internal Area 39.40 spm

Garage 6
Internal Area 29.63 spm

Garage 7
Internal Area 25.18 spm

Garage 8
Internal Area 24.81 spm

Garage 9
Internal Area 43.05 spm



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BUILDING MEMORIES FOR LIFE

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