

# Apartment in San Gwann



**San Gwann, Sliema and St Julians Surroundings**



**€525,000**

Reference No: 240011080-598

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **152**

 Bathrooms: **2**

 Bedrooms: **2**

# Apartment - For Sale - San Gwann

Discover this brand-new 2-bedroom, 2-bathroom apartment in Kappara, currently under construction and scheduled to be completed by February 2027. Situated in a quiet residential area and enjoying beautiful open valley views, this property offers a peaceful setting while remaining close to all daily amenities. The apartment comprises a spacious open-plan kitchen, living and dining area leading onto a front yard, ideal for relaxing or entertaining, while a back yard provides additional outdoor space. The layout includes two well-sized bedrooms, with the main bedroom benefiting from an en-suite bathroom, while a second bathroom serves the rest of the property. A convenient box room offers extra storage space. This property is being sold freehold and presents an excellent opportunity for first-time buyers, downsizers, or as a long-term investment in one of Malta's most central and sought-after locations.

## Features

- ✓ Lift
- ✓ En Suite
- ✓ Marble Floor
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ 3 Phase Electricity
- ✓ Skirting
- ✓ Yard
- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ A/C
- ✓ Double Glazed
- ✓ Back Yard

## Rooms

- ✓ Kitchen/Living/Dining : 5.84 x 5.92 m (34.57 m2)
- ✓ Double Bedroom : 3.64 x 3.37 m (12.27 m2)
- ✓ Bathroom : 2.45 x 1.9 m (4.66 m2)
- ✓ Box Room : 1.82 x 1 m (1.82 m2)
- ✓ Open Space : 3.5 x 1.55 m (5.42 m2)
- ✓ Bathroom Ensuite : 1.59 x 3.76 m (5.98 m2)
- ✓ Double Bedroom : 4.19 x 5.2 m (21.79 m2)

- ✓ Open Space : 5.2 x 1.74 m (9.05 m<sup>2</sup>)
- ✓ Hallway : 1.1 x 9.26 m (10.19 m<sup>2</sup>)
- ✓ Open Space : 3.95 x 5.74 m (22.67 m<sup>2</sup>)

# Gallery







**Elton Laferla**

RE/MAX Premium - St Julian's

M: 79079415

E: [elaferla@remax.com.mt](mailto:elaferla@remax.com.mt)

T: 21384508

**RE/MAX Premium - St Julian's**

72/73, Gorg Borg Olivier Street, St Julian's, Malta