

# Apartment in San Gwann



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



**€520,000**

Reference No: 240011080-599

 Total Rooms: 7

 Floor Area (m<sup>2</sup>) : 134

 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 : 5.63 x 5.8 m (32.65 m2)
- ✓ Double Bedroom : 3.45 x 3.06 m (10.59 m2)
- ✓ Box Room : 1.9 x 1 m (1.9 m2)
- ✓ Bathroom : 1.51 x 2.62 m (3.96 m2)
- ✓ Box Room : 1.05 x 1 m (1.05 m2)
- ✓ Bathroom Ensuite : 3.9 x 1 m (3.9 m2)
- ✓ Open Space : 3.52 x 1.62 m (5.7 m2)

- ✓ Double Bedroom : 4.68 x 5.07 m (23.73 m<sup>2</sup>)
- ✓ Open Space : 3.96 x 5.95 m (23.56 m<sup>2</sup>)
- ✓ Hallway : 1.28 x 7.77 m (9.95 m<sup>2</sup>)

# Gallery







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