

# Apartment in San Gwann



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



**€515,000**

Reference No: 240011080-601

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>): **123**

 Bathrooms: **2**

 Bedrooms: **3**

# Apartment - For Sale - San Gwann

Discover this brand-new 3-bedroom, 2-bathroom apartment in Kappara, currently under construction and set to be completed by February 2027. Located in a quiet residential area and enjoying beautiful open valley views, this property offers a peaceful living environment while remaining close to all daily amenities. The apartment features a spacious open-plan kitchen, living and dining area that opens onto a front terrace, ideal for relaxing or entertaining while enjoying the surrounding valley views. At the rear of the property, a back terrace provides additional outdoor space and natural ventilation. The layout includes three well-sized bedrooms, with the main bedroom benefiting from an en-suite bathroom, while a second main bathroom serves the rest of the apartment. A practical box room offers additional storage space. This property is being sold freehold and represents an excellent opportunity for families, first-time buyers, 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
- ✓ Terrace
- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ A/C
- ✓ Double Glazed
- ✓ Balcony

## Rooms

- ✓ Kitchen/Living/Dining : 5.79 x 5.34 m (30.92 m<sup>2</sup>)
- ✓ Double Bedroom : 3.53 x 3.22 m (11.37 m<sup>2</sup>)
- ✓ Box Room : 1.9 x 1 m (1.9 m<sup>2</sup>)
- ✓ Bathroom : 2.52 x 1.56 m (3.93 m<sup>2</sup>)
- ✓ Box Room : 1.56 x 0.94 m (1.47 m<sup>2</sup>)
- ✓ Double Bedroom : 3.45 x 3.22 m (11.11 m<sup>2</sup>)

- ✓ Double Bedroom : 4.33 x 3.52 m (15.24 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.34 x 2.23 m (2.99 m<sup>2</sup>)
- ✓ Open Space : 1.57 x 4.33 m (6.8 m<sup>2</sup>)
- ✓ Open Space : 1.29 x 5.79 m (7.47 m<sup>2</sup>)
- ✓ Hallway : 9.9 x 1.1 m (10.89 m<sup>2</sup>)

# Gallery







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