

# Apartment in Birkirkara



**Birkirkara, Central**



**€340,000**

Reference No: 240011175-45

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **97**

 Bathrooms: **2**

 Bedrooms: **2**

# Apartment - For Sale - Birkirkara

Located in a central and convenient area of Birkirkara, this two-bedroom ground floor apartment is being offered on plan and is ideal as a comfortable residence or smart investment opportunity. The layout comprises a bright open-plan kitchen, living and dining area leading to a front balcony, two bedrooms (main with en-suite), a main bathroom, and a private backyard providing additional outdoor space perfect for relaxation or entertaining. The property will be finished to high standards, including bathrooms but excluding internal doors, allowing the new owner to add their personal touch. Offered Freehold, with completion scheduled for the end of this year.

## Features

- ✓ Lift
- ✓ En Suite
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ Double Glazed
- ✓ Back Yard
- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Soffit Ceilings
- ✓ Skirting
- ✓ Balcony

## Rooms

- ✓ Kitchen/Dining : 4.64 x 3.6 m (16.7 m<sup>2</sup>)
- ✓ Living : 3.21 x 3.6 m (11.56 m<sup>2</sup>)
- ✓ Bathroom : 2.16 x 2 m (4.32 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.43 x 2.15 m (3.07 m<sup>2</sup>)
- ✓ Hallway : 1.3 x 6.01 m (7.81 m<sup>2</sup>)
- ✓ Double Bedroom : 3.16 x 5.45 m (17.22 m<sup>2</sup>)
- ✓ Double Bedroom : 2.91 x 4.7 m (13.68 m<sup>2</sup>)
- ✓ Open Space : 3.9 x 4.87 m (18.99 m<sup>2</sup>)
- ✓ Open Space : 3.21 x 1.01 m (3.24 m<sup>2</sup>)

# Gallery





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