Apartment in St Paul's Bay

St Paul's Bay, North



€850,000

Reference No: 240011177-102

Total Rooms: **9**

Floor Area (m²) : **201**

Bathrooms: **2**

Bedrooms: **2**

Apartment - For Sale - St Paul's Bay

XEMXIJA – SPACIOUS SEAFRONT APARTMENT WITH PANORAMIC SEA VIEWS An exceptional opportunity to acquire a remarkably spacious seafront apartment in the highly sought-after area of Xemxija, enjoying breathtaking, unobstructed panoramic sea views. Situated on the third floor of a very well-maintained and attractive residential block comprising only 23 units, this impressive property offers approximately 175sqm of internal living space and an additional 25sqm of outdoor space, providing generous accommodation and excellent potential for a modern family home. The apartment features an exceptionally spacious 47sqm living room, which can easily be transformed into a modern open-plan kitchen, living and dining area. The current layout comprises two comfortable double bedrooms, with the master bedroom benefiting from an en-suite shower room. One of the property's greatest advantages is its versatile layout. The existing 25sqm kitchen can easily be converted into two additional bedrooms by installing just one partition wall, subject to any necessary approvals. This would allow the apartment to be transformed into a spacious four-bedroom residence with minimal alterations, making it particularly appealing to larger families or buyers seeking additional living space. Further accommodation includes a main bathroom, a separate laundry room, a practical box room, and both front and back terraces. The property's standout feature is undoubtedly its beautiful front terrace, enjoying spectacular, open panoramic sea views and providing the perfect setting for outdoor relaxation, entertaining, or simply enjoying the Mediterranean surroundings. Being offered partly furnished and freehold, this remarkable apartment combines generous proportions, a highly desirable seafront location, and outstanding potential to create a truly exceptional home. Contact one of our agents today for further information or to arrange a viewing.

Features

- Lift
- En Suite
- Gypsum Plastering
- Terrace
- Ceramic Floor
- Entrance Hall
- A/C
- Balcony

Rooms

- Kitchen/Dining : 6.65 x 3.65 m (24.27 m2)
- Living : 4.53 x 10.45 m (47.34 m2)
- Double Bedroom : 4.54 x 5.1 m (23.15 m2)
- Double Bedroom : 3 x 3.5 m (10.5 m2)

- Hall : 10.3 x 3.1 m (31.93 m2)
- Hallway : 18.16 x 1.4 m (25.42 m2)
- Shower Ensuite : 1.07 x 3 m (3.21 m2)
- Bathroom : 2.85 x 1.6 m (4.56 m2)
- Office / Study : 1.82 x 2.1 m (3.82 m2)
- Laundry : 1.62 x 1.4 m (2.27 m2)
- Box Room : 2.5 x 0.5 m (1.25 m2)

Gallery















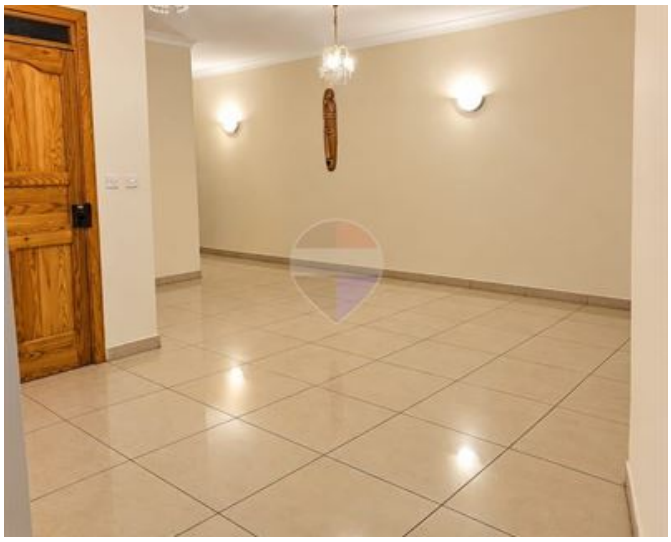
















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