

# Maisonette Duplex in San Gwann



San Gwann, Sliema and St Julians Surroundings



**€617,000**

Reference No: 240011177-94

 Total Rooms: **10**

 Floor Area (m<sup>2</sup>) : **200**

 Bathrooms: **2**

 Bedrooms: **3**

# Maisonette Duplex - For Sale - San Gwann

SAN GWANN -A spacious and well-presented duplex maisonette located in the highly sought-after area of San Gwann. This fully furnished property offers comfortable and practical living throughout. On the first floor, one finds a separate fully equipped kitchen, a bright living and dining area, a study room ideal for home office use, and a bathroom. The second floor consists of three bedrooms, with the main bedroom enjoying the convenience of a walk-in wardrobe, along with a main family bathroom. On the third floor, there is a washroom leading onto the roof, which benefits from its own airspace, offering excellent potential for further development or outdoor entertaining. The property is being sold fully furnished, including the airspace. For further information or to arrange a viewing, kindly contact our agent.

## Features

- ✓ Kitchen/Dinette
- ✓ Walk in Wardrobe
- ✓ Parquet Floor
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ Skirting
- ✓ Balcony
- ✓ En Suite
- ✓ Entrance Hall
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ A/C
- ✓ Double Glazed

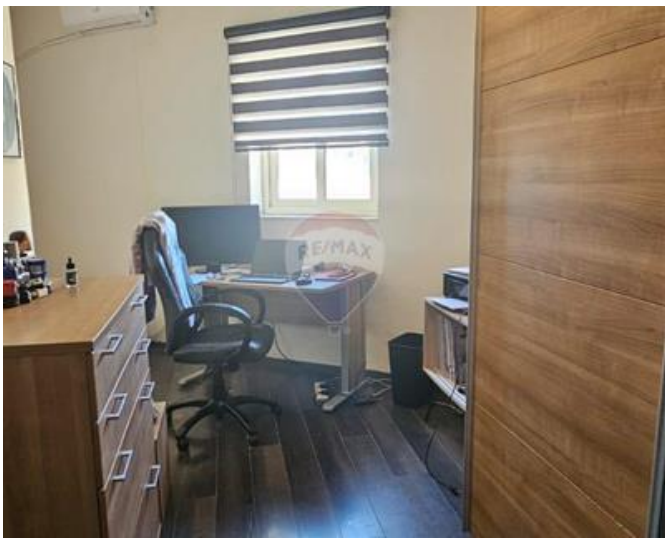
## Rooms

- ✓ Kitchen : 4 x 5.51 m (22.04 m<sup>2</sup>)
- ✓ Living/Dining : 8.5 x 4 m (34 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 3.23 m (12.92 m<sup>2</sup>)
- ✓ Double Bedroom : 3.89 x 3.86 m (15.02 m<sup>2</sup>)
- ✓ Double Bedroom : 3.72 x 3.95 m (14.69 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 1.59 x 3.9 m (6.2 m<sup>2</sup>)
- ✓ Office / Study : 3.38 x 2 m (6.76 m<sup>2</sup>)

- ✓ Laundry : 3.54 x 6.23 m (22.05 m<sup>2</sup>)
- ✓ Hallway : 7.8 x 2.46 m (19.19 m<sup>2</sup>)
- ✓ Hallway : 1.33 x 4.79 m (6.37 m<sup>2</sup>)
- ✓ Landing : 7.8 x 2.46 m (19.19 m<sup>2</sup>)
- ✓ Landing : 7.06 x 1.33 m (9.39 m<sup>2</sup>)
- ✓ Bathroom : 1.39 x 2.78 m (3.86 m<sup>2</sup>)
- ✓ Bathroom : 2.53 x 3 m (7.59 m<sup>2</sup>)
- ✓ Open Space : 3 x 9 m (27 m<sup>2</sup>)

# Gallery









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