

# Terraced House in San Gwann



San Gwann, Sliema and St Julians Surroundings



**€900,000**

Reference No: 240011179-13

Total Rooms: 9

Floor Area (m²) : 268

Bathrooms: 3

Bedrooms: 3

# Terraced House - For Sale - San Gwann

Located in a serene and quiet area at the end of a dead-end street, this beautifully maintained 3-bedroom, 3-bathroom terraced house offers comfort, privacy, and practicality. Ideal for families or those seeking a peaceful lifestyle, the home is being sold partly furnished, allowing you to move in with ease and personalize at your own pace. The property features a spacious layout spread over two floors, including: Three generously sized bedrooms, each filled with natural light Three bathrooms, ensuring convenience and privacy for all family members A bright and airy living area, perfect for both relaxation and entertaining A fully equipped kitchen, ready for home-cooked meals Additional highlights include: Full ownership of the roof, offering potential for a rooftop garden, solar panels, or future expansion, an interconnected 2-car garage, providing direct access to the home and ample secure parking Situated in a quiet cul-de-sac, ensuring minimal traffic and a safe environment This property is also located within a development area, presenting a great investment opportunity for future expansion or added value projects. Whether you're looking for a family home, a quiet retreat, or an investment with future growth potential, this house checks all the boxes. This home combines tranquility with functionality and is an excellent opportunity for buyers looking for space, convenience, and a solid investment in a highly desirable area.

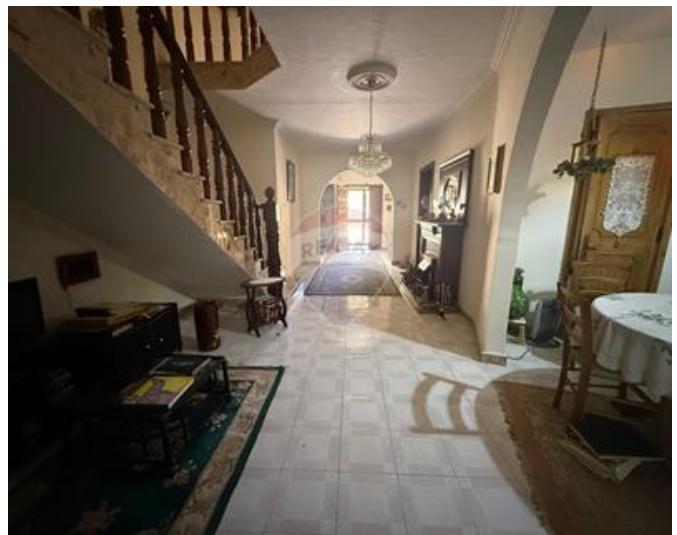
## Features

## Rooms

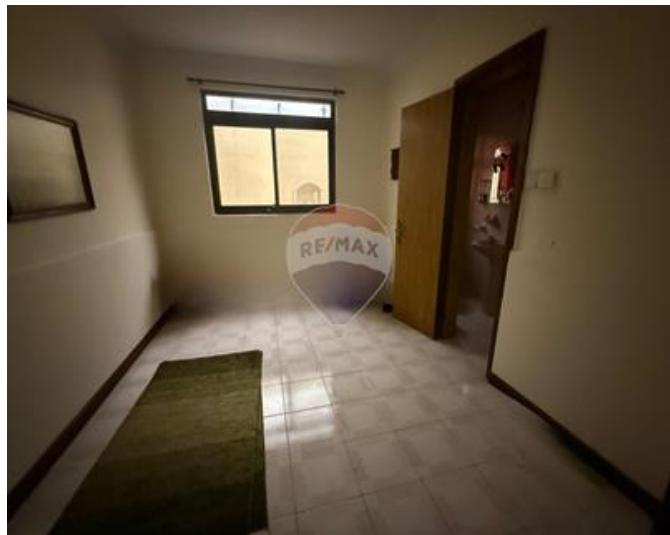
- ✓ Kitchen : 4.48 x 4.1 m (18.37 m<sup>2</sup>)
- ✓ Living/Dining : 6.8 x 4.4 m (29.92 m<sup>2</sup>)
- ✓ Double Bedroom : 5.3 x 3.3 m (17.49 m<sup>2</sup>)
- ✓ Double Bedroom : 5.4 x 3.5 m (18.9 m<sup>2</sup>)
- ✓ Double Bedroom : 6 x 3.8 m (22.8 m<sup>2</sup>)
- ✓ Laundry : 2.7 x 3.6 m (9.72 m<sup>2</sup>)
- ✓ Hallway : 2 x 1.8 m (3.6 m<sup>2</sup>)
- ✓ Hallway : 2 x 3.7 m (7.4 m<sup>2</sup>)
- ✓ Hallway : 1.97 x 1.4 m (2.76 m<sup>2</sup>)
- ✓ Bathroom : 0.96 x 2.92 m (2.8 m<sup>2</sup>)

- ✓ Bathroom : 1.2 x 2.38 m (2.86 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.3 x 1.8 m (5.94 m<sup>2</sup>)
- ✓ Open Space : 2.6 x 2.1 m (5.46 m<sup>2</sup>)
- ✓ Open Space : 1.2 x 2.7 m (3.24 m<sup>2</sup>)

# Gallery









**Stephanie Briffa**  
RE/MAX Premium - St Julian's

M: 79842871  
E: [stephanie@remax.com.mt](mailto:stephanie@remax.com.mt)  
T: 21384508

**RE/MAX Premium - St Julian's**  
72/73, Gorg Borg Olivier Street, St Julian's, Malta