

# Apartment in Gharghur



**Gharghur, Central**



**€787,000**

Reference No: 240011179-89

 Total Rooms: **7**

 Floor Area (m<sup>2</sup>) : **136**

 Bathrooms: **2**

 Bedrooms: **2**

# Apartment - For Sale - Gharghur

Situated in the charming and highly sought-after village of Gharghur, this beautifully presented two-bedroom, two-bathroom apartment offers a refined and comfortable living environment, making it ideal both as a primary residence and a sound investment opportunity. Upon entry, the property welcomes you into a bright and spacious open-plan kitchen, living, and dining area, thoughtfully designed to maximise natural light and functionality. This inviting space seamlessly extends onto a private balcony, perfect for relaxation or entertaining. The apartment comprises two well-proportioned bedrooms, including a generous main bedroom featuring ensuite facilities and a walk-in wardrobe. A separate main bathroom serves the second bedroom and guests. The property is being offered fully furnished and ready for immediate occupancy, finished to a comfortable standard throughout to ensure a seamless and hassle-free transition. Further enhancing its appeal, the apartment is being sold freehold and includes full ownership of the airspace, offering excellent potential for future development. This allows for the creation of a roof terrace enjoying unobstructed 360-degree views of the surrounding landscape and Outside Development Zone (ODZ) areas—an exceptional feature that adds significant value and lifestyle appeal. Set within a quiet residential area, this property enjoys the peaceful charm of village living while remaining within easy reach of everyday amenities, making it an outstanding opportunity for discerning homeowners and investors alike.

## Features

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

## Rooms

- ✓ Kitchen/Living/Dining : 7.97 x 7.52 m (59.93 m2)
- ✓ Double Bedroom : 3.62 x 3.76 m (13.61 m2)
- ✓ Double Bedroom : 4 x 3.88 m (15.52 m2)

- ✓ Walk In Wardrobe : 2.3 x 1.8 m (4.14 m<sup>2</sup>)
- ✓ Office / Study : 1.8 x 4.56 m (8.21 m<sup>2</sup>)
- ✓ Hallway : 2.4 x 1.05 m (2.52 m<sup>2</sup>)
- ✓ Bathroom : 2.87 x 1.69 m (4.85 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.98 x 2.4 m (4.75 m<sup>2</sup>)
- ✓ Open Space : 1 x 4.21 m (4.21 m<sup>2</sup>)
- ✓ Open Space : 3.04 x 4.4 m (13.38 m<sup>2</sup>)

# Gallery







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