

# Terraced House in Gozo - Xewkija



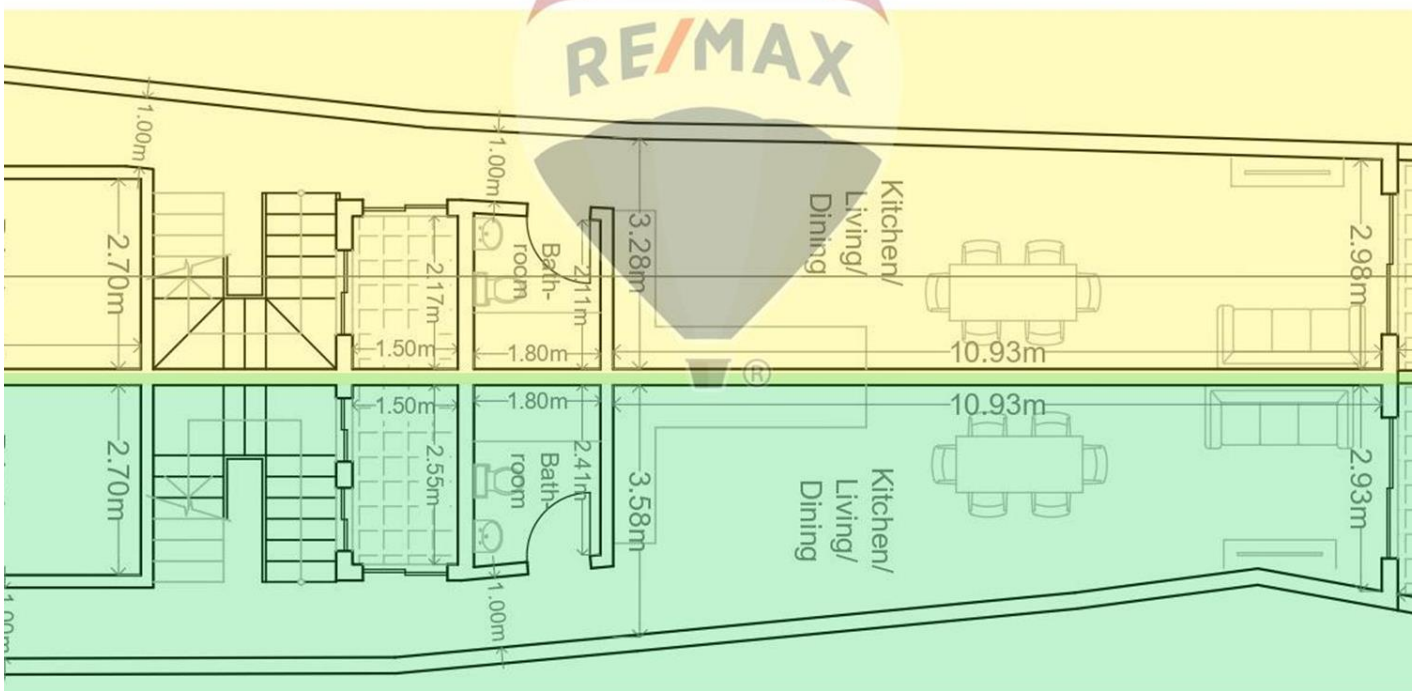
Gozo - Xewkija, Gozo

*House 1*  
*Ground Floor*  
*Interior Area 85m<sup>2</sup>*  
*Exterior Area 16m<sup>2</sup>*  
*Total Area 101m<sup>2</sup>*

*First Floor*  
*Interior Area 85m<sup>2</sup>*  
*Exterior Area 4m<sup>2</sup>*  
*Total Area 89m<sup>2</sup>*

*Second Floor*  
*Interior Area 32m<sup>2</sup>*  
*Exterior Area 53m<sup>2</sup>*  
*Total Area 85m<sup>2</sup>*

01 Prop  
A02



€390,000

Reference No: 240031036-682

Total Rooms: 8

Floor Area (m<sup>2</sup>) : 275

Bathrooms: 3

Bedrooms: 3

# Terraced House - For Sale - Gozo - Xewkija

We are thrilled to introduce a new terraced house in Xewkija, located in UCA Ara – Tax Free. This stunning property features a street-level garage, a spacious kitchen living dining area connected to a large backyard, and a main bathroom on the ground floor. As you ascend to the second floor, you will find 3 bedrooms, a study, one bathroom, and an ensuite for added convenience. Additionally, the second floor boasts a washroom along with front and back terraces. The front terrace offers breathtaking views of the Rotunda church, while the back terrace overlooks the scenic Sannat/Mgarr ix xini valley from a distance. This property is perfect for first-time buyers or as a holiday home getaway.

## Features

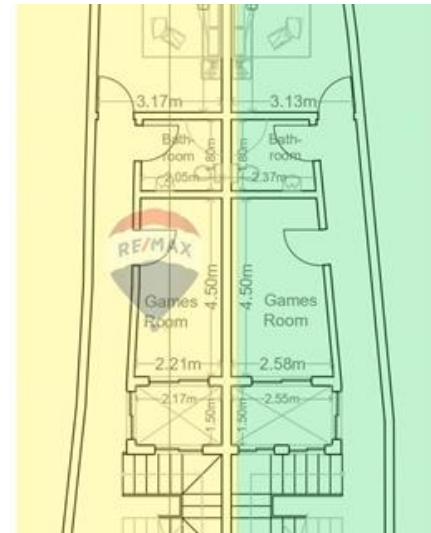
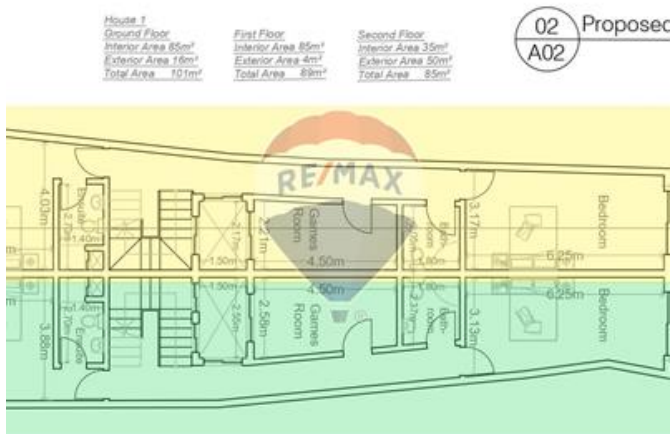
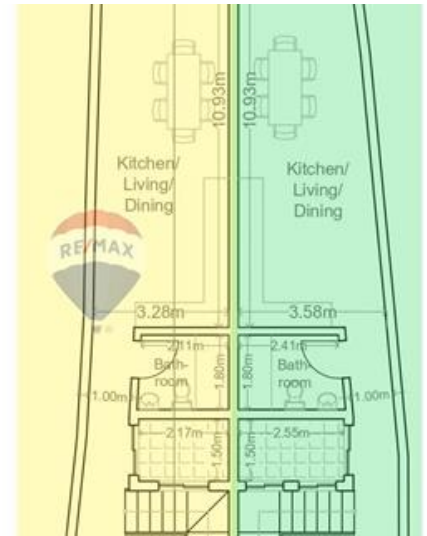
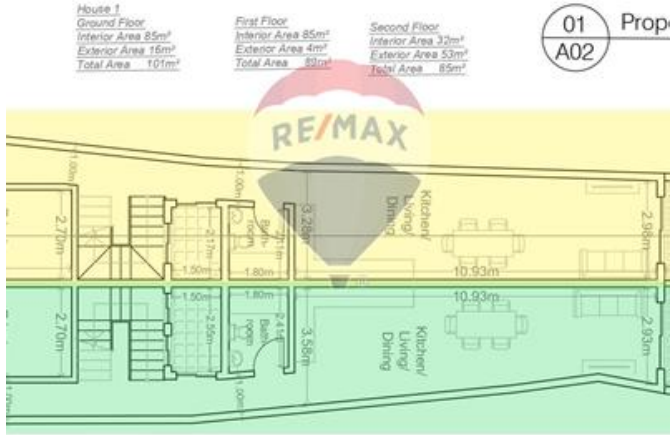
- ✓ En Suite
- ✓ Air Space
- ✓ Back Yard
- ✓ Entrance Hall
- ✓ Balcony
- ✓ Roof Terrace

## Rooms

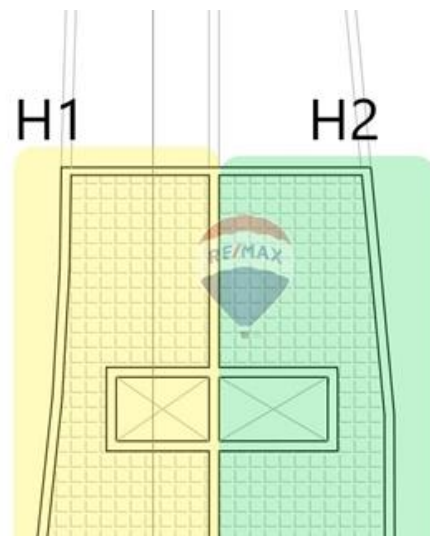
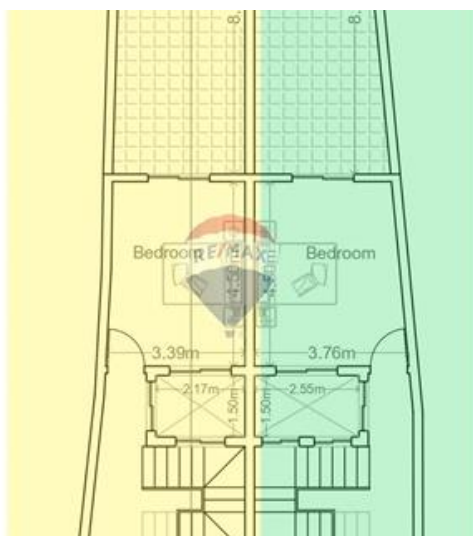
- ✓ Kitchen/Living/Dining : 3.58 x 10.93 m (39.13 m2)
- ✓ Double Bedroom : 4.5 x 3.76 m (16.92 m2)
- ✓ Double Bedroom : 3.13 x 6.25 m (19.56 m2)
- ✓ Double Bedroom : 3.88 x 3.52 m (13.66 m2)
- ✓ Office / Study : 4.5 x 2.58 m (11.61 m2)
- ✓ Open Space : 2.55 x 1.5 m (3.82 m2)
- ✓ Hallway : 1 x 5.1 m (5.1 m2)
- ✓ Hallway : 1.5 x 2.17 m (3.25 m2)
- ✓ Open Space : 2 x 2 m (4 m2)
- ✓ Landing : 1 x 3.5 m (3.5 m2)
- ✓ Bathroom : 2.41 x 1.8 m (4.34 m2)

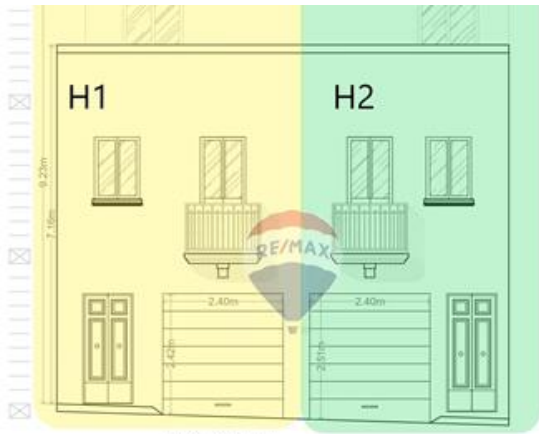
- ✓ Bathroom : 2.37 x 1.8 m (4.27 m<sup>2</sup>)
- ✓ Shower Ensuite : 1.4 x 2.7 m (3.78 m<sup>2</sup>)
- ✓ Open Space : 5.33 x 4 m (21.32 m<sup>2</sup>)
- ✓ Open Space : 3.76 x 8.46 m (31.81 m<sup>2</sup>)
- ✓ Garage : 5.1 x 2.7 m (13.77 m<sup>2</sup>)
- ✓ Open Space : 3 x 2.93 m (8.79 m<sup>2</sup>)

# Gallery



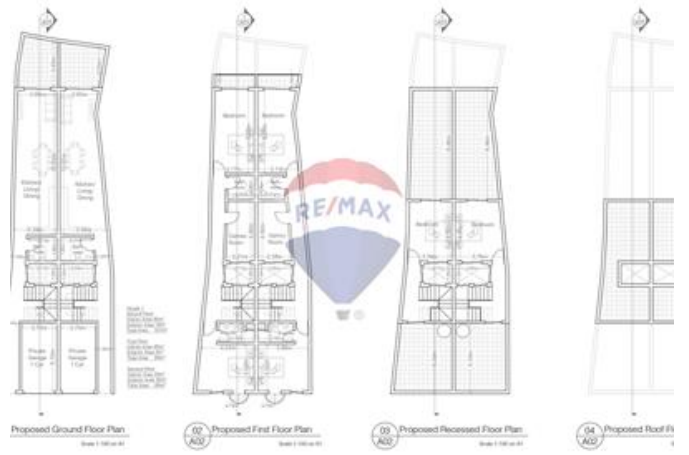
House 1  
Ground Floor





FACADE MATERIALS

- 1) MALTESE GLOBIGERINA LIMESTONE "FRANKA"
- 3) ALL APERTURES TO BE IN WHITE PVC
- 4) BALCONY RAILINGS WROUGHT IRON - WHITE COLOUR





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