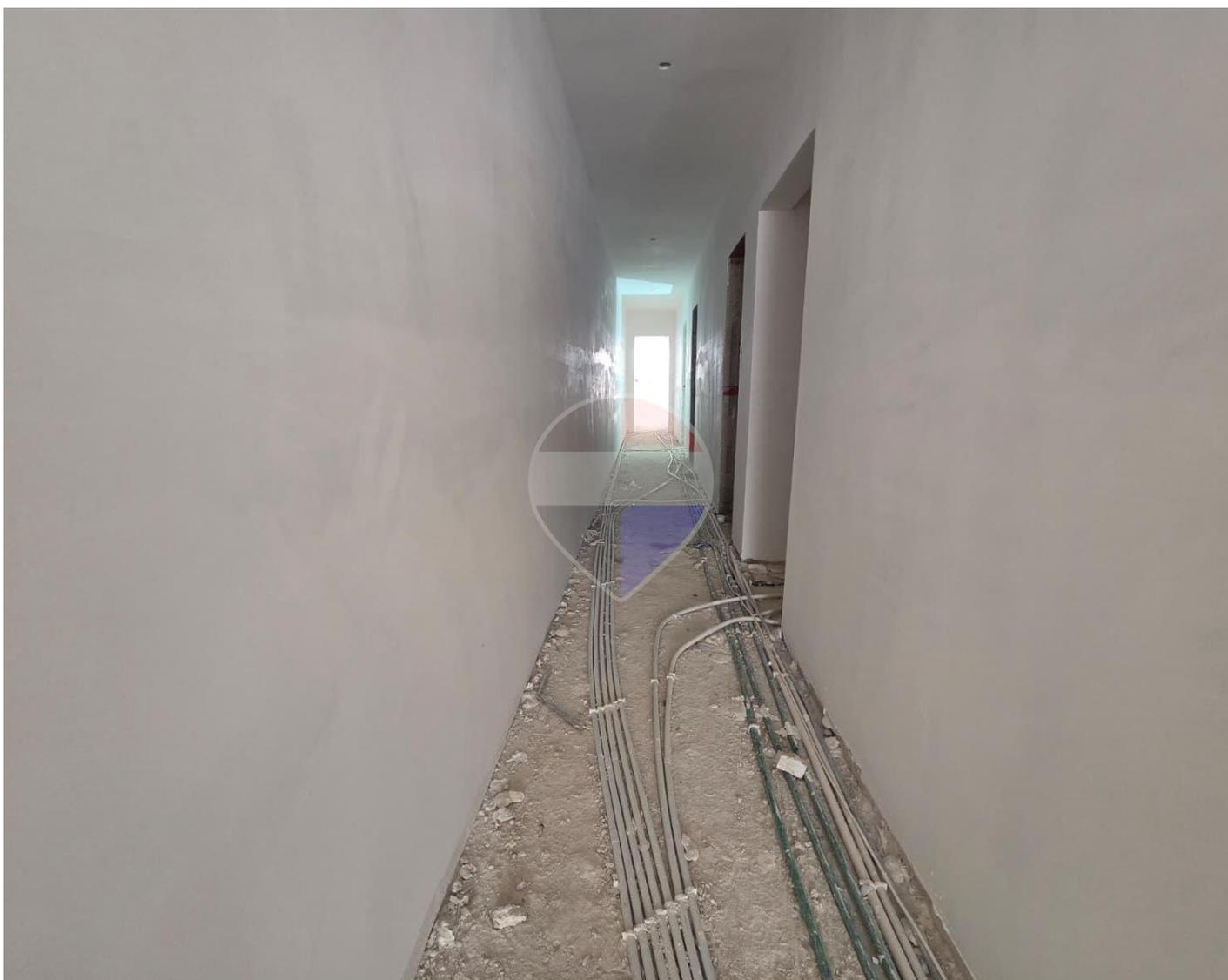


# Maisonette in Santa Venera



**Santa Venera, Central**



**€400,000**

Reference No: 240041004-4805

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **126**

 Bathrooms: **2**

 Bedrooms: **2**

# Maisonette - For Sale - Santa Venera

Santa Venera – Located in the sought-after area of Fleur De Lys, Santa Venera, this well-planned Ground floor Maisonette offers a practical layout and excellent potential for both residential living and rental investment. The property boasts an internal area of approximately 122m<sup>2</sup> and an external area of 20m<sup>2</sup>, including shafts and back yard that provide ample natural light and outdoor space. Upon entering, one finds a spacious open-plan kitchen, living, and dining area. The layout further includes two bedrooms, with the main bedroom featuring an en-suite shower, a separate study room that can easily serve as a third bedroom, a main bathroom, and a back yard with a splash pool. The Maisonette will be sold finished, excluding internal doors and bathrooms, allowing buyers to personalise the final touches to their taste. The project is expected to be completed by the end of December 2026.

## Features

- ✓ Ceramic Floor
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ Double Glazed
- ✓ Balcony
- ✓ En Suite
- ✓ Electricity Utility
- ✓ Skirting
- ✓ Terrace

## Rooms

- ✓ Kitchen/Living/Dining : 7.2 x 2.8 m (20.16 m<sup>2</sup>)
- ✓ Hallway : 1 x 9.6 m (9.6 m<sup>2</sup>)
- ✓ Double Bedroom : 2.6 x 3.1 m (8.06 m<sup>2</sup>)
- ✓ Double Bedroom : 4.2 x 3.1 m (13.02 m<sup>2</sup>)
- ✓ Office / Study : 3.5 x 3 m (10.5 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.1 x 1 m (3.1 m<sup>2</sup>)
- ✓ Bathroom : 2.1 x 1.6 m (3.36 m<sup>2</sup>)

# Gallery





**Roderick Cucciardi**

RE/MAX Park Estates - St Paul's Bay

M: 79461080

E: roderick@remax.com.mt

T: 21579747

**RE/MAX Park Estates - St Paul's Bay**

Park Estates Ltd, Mosta Road, St Paul's Bay, Malta