

# Townhouse in Birkirkara



**Birkirkara, Central**



**€1,117,000**

Reference No: 240041062-156

 Total Rooms: **12**

 Floor Area (m<sup>2</sup>) : **435**

 Bathrooms: **2**

 Bedrooms: **3**

# Townhouse - For Sale - Birkirkara

Birkirkara - Charming Townhouse in Birkirkara – Your Ideal Family Home! Discover this centrally located townhouse in Birkirkara, perfectly positioned close to all amenities and shops, making it an ideal home for families. This delightful property features three spacious bedrooms, a cozy kitchen, and a dining area, along with two bathrooms, ensuring ample space for everyone. Spanning two floors, the townhouse welcomes you with a beautiful entrance hall that leads directly into the inviting kitchen and dining area. As you venture further, you'll be captivated by the magnificent 170 sqm garden, complete with eight well-maintained fruit trees, offering a serene outdoor retreat for relaxation and play. On the first floor, you'll find three generously sized bedrooms and an additional bathroom, providing comfort and privacy for family members or guests. The property also boasts a well-sized street-level garage, simplifying parking and offering extra storage space. While the home requires some renovation, it presents a fantastic opportunity to personalize your living space. Additionally, it includes its own roof and airspace, providing future expansion possibilities. For more information or to book a viewing, call your local Remax agent today! Don't miss out on the chance to make this charming property your new home in Birkirkara.

## Features

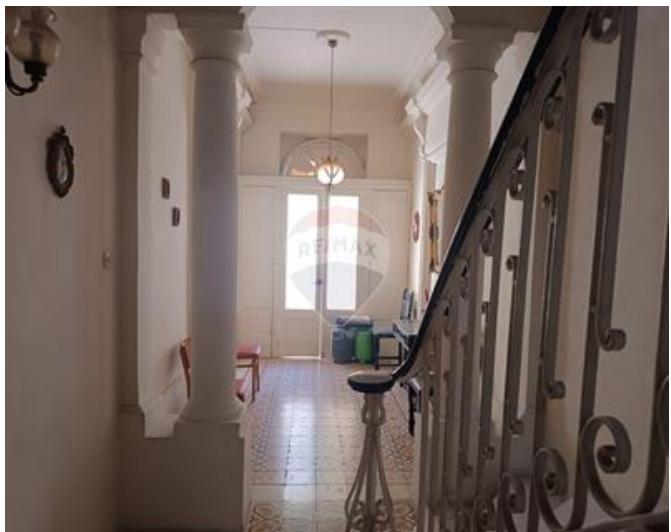
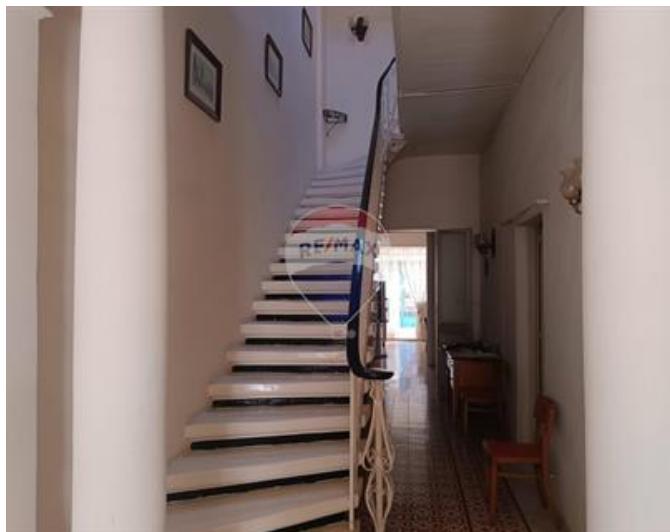
- ✓ Entrance Hall
- ✓ Air Space
- ✓ Well
- ✓ Roof Terrace
- ✓ Yard
- ✓ Space For Pool
- ✓ Balcony
- ✓ Garden

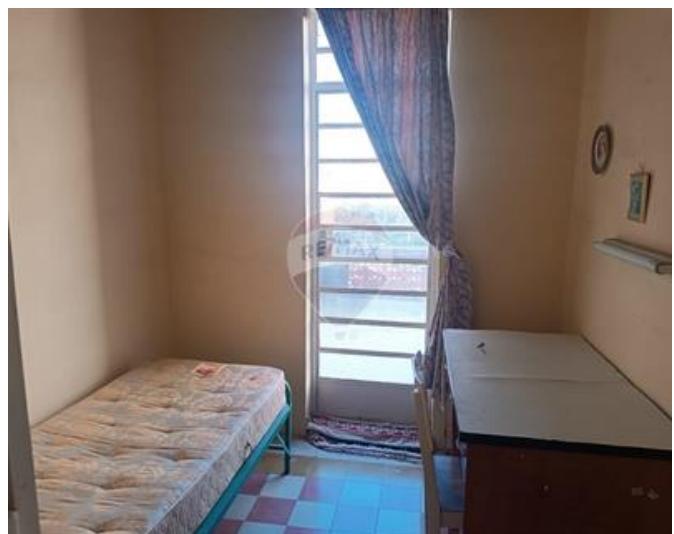
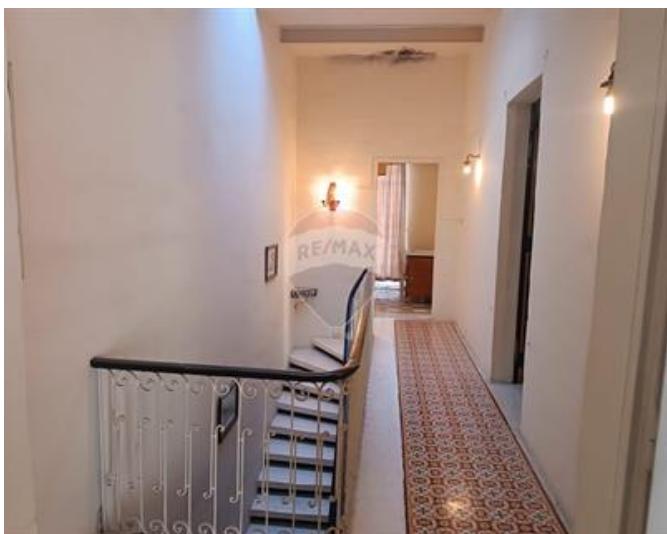
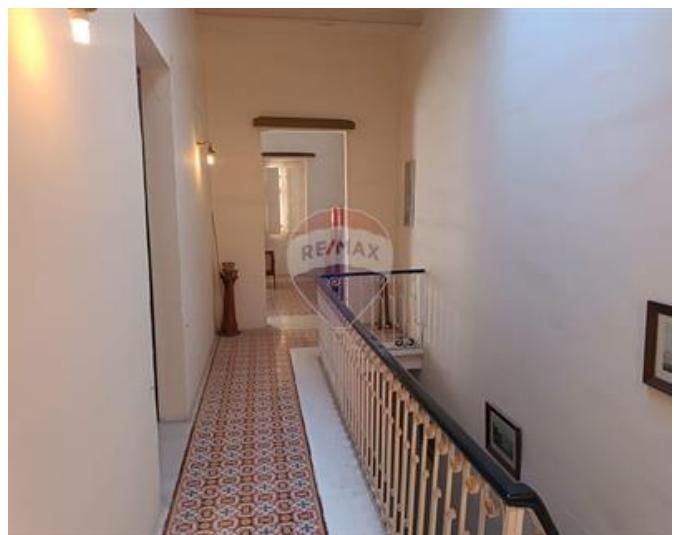
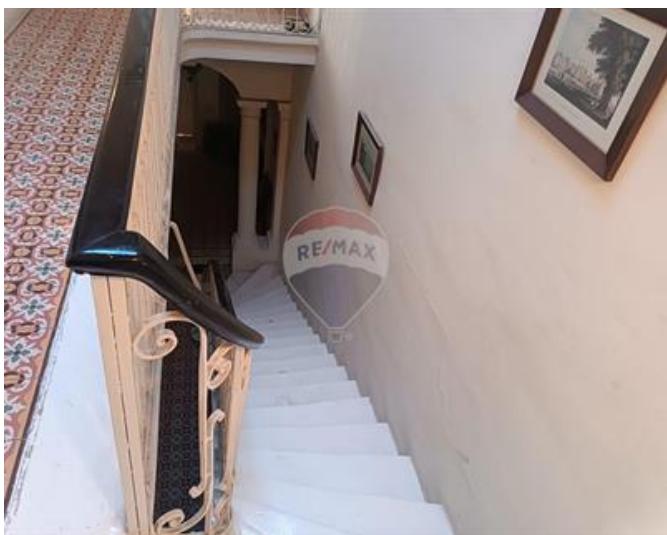
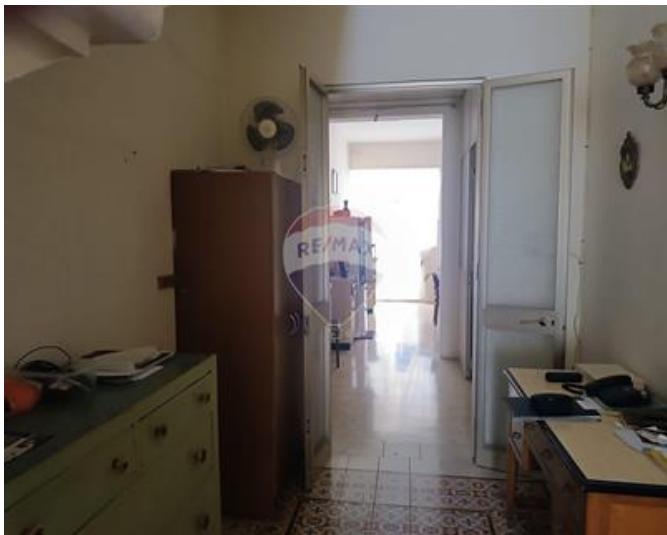
## Rooms

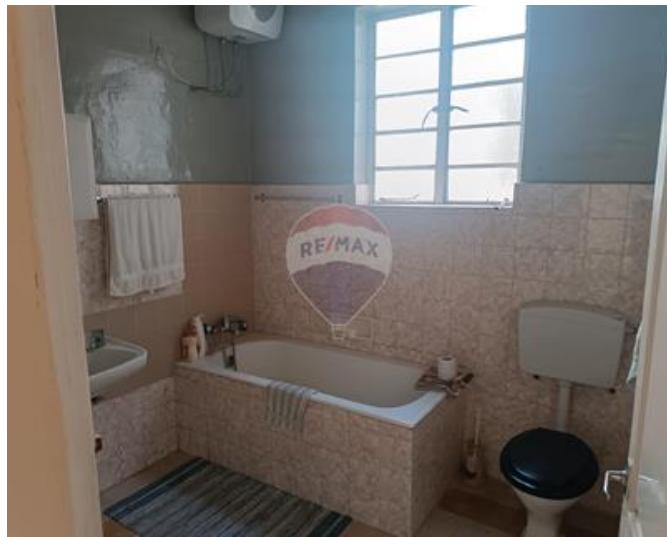
- ✓ Kitchen : 2.32 x 1.83 m (4.25 m<sup>2</sup>)
- ✓ Living : 3.87 x 3.87 m (14.98 m<sup>2</sup>)
- ✓ Dining : 2.83 x 4.61 m (13.05 m<sup>2</sup>)
- ✓ Office / Study : 2.46 x 3.87 m (9.52 m<sup>2</sup>)
- ✓ Bathroom : 2.4 x 2.16 m (5.18 m<sup>2</sup>)
- ✓ Bathroom : 2.73 x 1.43 m (3.9 m<sup>2</sup>)
- ✓ Double Bedroom : 6.15 x 3.8 m (23.37 m<sup>2</sup>)
- ✓ Double Bedroom : 4.13 x 6.41 m (26.47 m<sup>2</sup>)

- ✓ Double Bedroom : 2.5 x 2.3 m (5.75 m<sup>2</sup>)
- ✓ Hallway : 2.32 x 2.65 m (6.15 m<sup>2</sup>)
- ✓ Open Space : 4.48 x 4.66 m (20.88 m<sup>2</sup>)
- ✓ Open Space : 3.7 x 6.4 m (23.68 m<sup>2</sup>)
- ✓ Open Space : 1.57 x 7.5 m (11.78 m<sup>2</sup>)
- ✓ Garage : 6.27 x 3.87 m (24.26 m<sup>2</sup>)
- ✓ Hallway : 6.16 x 2.32 m (14.29 m<sup>2</sup>)
- ✓ Hallway : 2.3 x 6.15 m (14.14 m<sup>2</sup>)
- ✓ Laundry : 3.4 x 6.4 m (21.76 m<sup>2</sup>)
- ✓ Open Space : 9.46 x 18.28 m (172.93 m<sup>2</sup>)
- ✓ Workshop : 3.13 x 2.92 m (9.14 m<sup>2</sup>)
- ✓ Workshop : 2.19 x 3.3 m (7.23 m<sup>2</sup>)

# Gallery











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

M: 79472745  
E: [jmamo@remax.com.mt](mailto:jmamo@remax.com.mt)  
T: 21579747

**RE/MAX Park Estates - St Paul's Bay**  
Park Estates Ltd, Mosta Road, St Paul's Bay, Malta