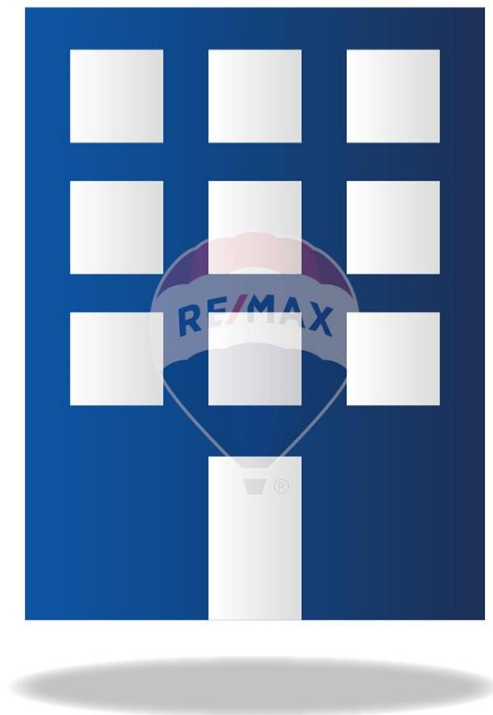


Apartment in Birkirkara



Birkirkara, Central



€292,000

Reference No: 240041072-162

 Total Rooms: **6**

 Floor Area (m²) : **100**

 Bathrooms: **2**

 Bedrooms: **2**

Apartment - For Sale - Birkirkara

Santa Venera - Fleur De Lys Second Floor Apartment. This well-planned apartment offers a practical layout and great potential for both residential use and rental investment. Internal Area: 93m², External Area: 9m² (front and back balconies). Layout: 2 bedrooms (main with en-suite), a dedicated study room, a main bathroom, and balconies at both the front and back. The property is being sold finished (excluding internal doors and bathrooms) with a completion date set for December 2026. An ideal investment opportunity, it has the potential to be split into two units, making it a versatile addition to any property portfolio.

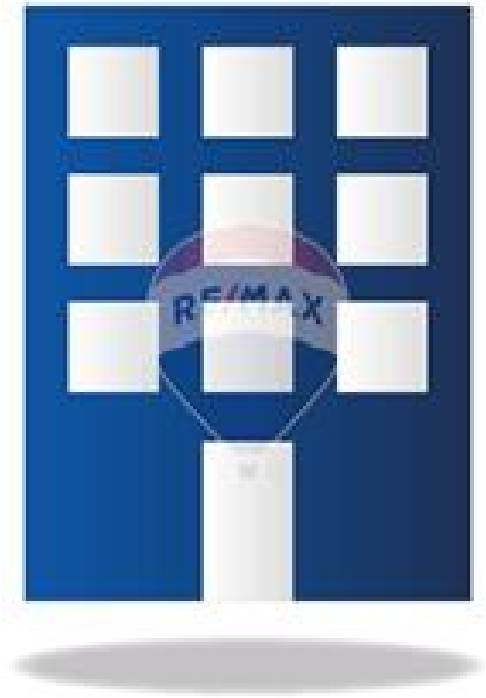
Features

- ✓ Ceramic Floor
- ✓ En Suite
- ✓ Balcony

Rooms

- ✓ Kitchen/Living/Dining : 2.8 x 7.25 m (20.3 m²)
- ✓ Hallway : 1.09 x 14 m (15.26 m²)
- ✓ Double Bedroom : 3.04 x 2.65 m (8.06 m²)
- ✓ Bathroom : 1.67 x 2.15 m (3.59 m²)
- ✓ Office / Study : 3.77 x 3 m (11.31 m²)
- ✓ Double Bedroom : 4.29 x 3 m (12.87 m²)
- ✓ Bathroom Ensuite : 0.9 x 3.2 m (2.88 m²)
- ✓ Open Space : 0.9 x 4 m (3.6 m²)
- ✓ Open Space : 1 x 2 m (2 m²)

Gallery





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