

# Townhouse in Birkirkara



**Birkirkara, Central**



**€775,000**

Reference No: 240041084-1

 Total Rooms: **8**

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

 Bathrooms: **2**

 Bedrooms: **3**

# Townhouse - For Sale - Birkirkara

Birkirkara - Located in a quiet residential area of Birkirkara, this charming 3-bedroom townhouse offers a perfect blend of traditional character and modern comfort. Set close to all amenities, schools, and main transport links, the property is ideal for families seeking space and convenience in one of Malta's most central towns. Upon entering, you are welcomed by a bright entrance hall leading to a spacious living area, separate dining room, and a fully equipped kitchen overlooking the outdoor area. The property enjoys excellent natural light throughout. Upstairs, the townhouse features three well-proportioned bedrooms, including a main bedroom with ample storage space. Two bathrooms serve the property, one on each floor, offering practicality and comfort for family living. Externally, the home benefits from a private backyard—perfect for entertaining or relaxing—as well as full roof ownership, providing additional outdoor space and potential for further development. This freehold property combines traditional Maltese features with comfortable living spaces, making it a wonderful family home or a sound investment opportunity in the heart of Birkirkara. No garage for sale; however, the owner is renting a 2-car garage less than 100m away from home.

## Features

- ✓ Ceramic Floor
- ✓ Electricity Utility
- ✓ A/C
- ✓ Roof Terrace
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ Back Yard

## Rooms

- ✓ Kitchen/Living/Dining : 9.7 x 5.61 m (54.42 m<sup>2</sup>)
- ✓ Double Bedroom : 5.6 x 3.5 m (19.6 m<sup>2</sup>)
- ✓ Double Bedroom : 3.3 x 3.6 m (11.88 m<sup>2</sup>)
- ✓ Double Bedroom : 3.4 x 3.2 m (10.88 m<sup>2</sup>)
- ✓ Bathroom : 3.4 x 1.5 m (5.1 m<sup>2</sup>)
- ✓ Bathroom : 3.4 x 1.8 m (6.12 m<sup>2</sup>)
- ✓ Open Space : 3.5 x 3 m (10.5 m<sup>2</sup>)
- ✓ Box Room : 1.8 x 1 m (1.8 m<sup>2</sup>)

- ✓ Laundry : 2.3 x 5.9 m (13.57 m<sup>2</sup>)
- ✓ Open Space : 3.9 x 11 m (42.9 m<sup>2</sup>)
- ✓ Hallway : 10.5 x 1.3 m (13.65 m<sup>2</sup>)

# Gallery







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