

# Penthouse Duplex in St Paul's Bay



St Paul's Bay, North



**€489,000**

Reference No: 240041085-11

 Total Rooms: **10**

 Floor Area (m<sup>2</sup>) : **131**

 Bathrooms: **3**

 Bedrooms: **3**

# Penthouse Duplex - For Sale - St Paul's Bay

St. Paul's Bay - This spacious duplex penthouse is spread over two levels and offers a well-designed layout ideal for comfortable family living or investment purposes. The lower floor comprises three bedrooms, including a master bedroom with en-suite facilities, a guest bathroom, and an entrance hall with an internal staircase leading to the upper level. On the upper floor, you'll find a bright open-plan kitchen, dining, and living area that extends onto a generous terrace. Part of the terrace is covered, creating a perfect space for outdoor dining and relaxation while enjoying pleasant side sea views. The property also benefits from full ownership of the roof and presents excellent development potential. Thanks to separate entrances on each level, it can easily be converted into two independent units. There is also the possibility of constructing an additional floor, subject to the necessary permits

## Features

- ✓ Lift
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ Terrace
- ✓ Balcony
- ✓ Ceramic Floor
- ✓ Electricity Utility
- ✓ A/C
- ✓ Air Space
- ✓ Roof Terrace

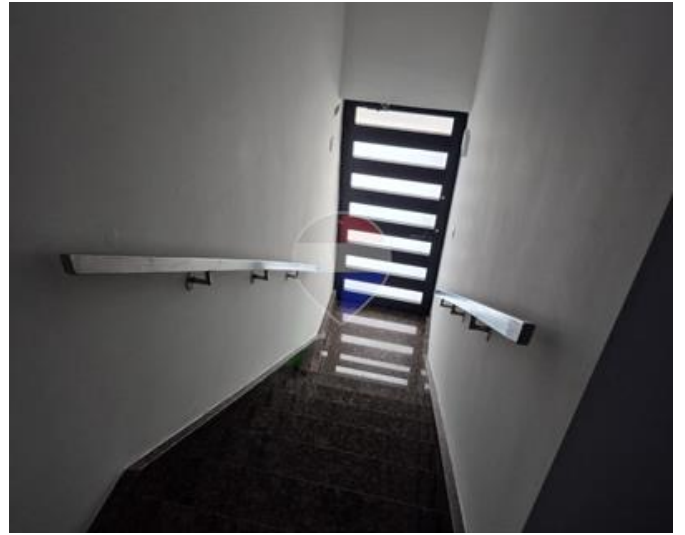
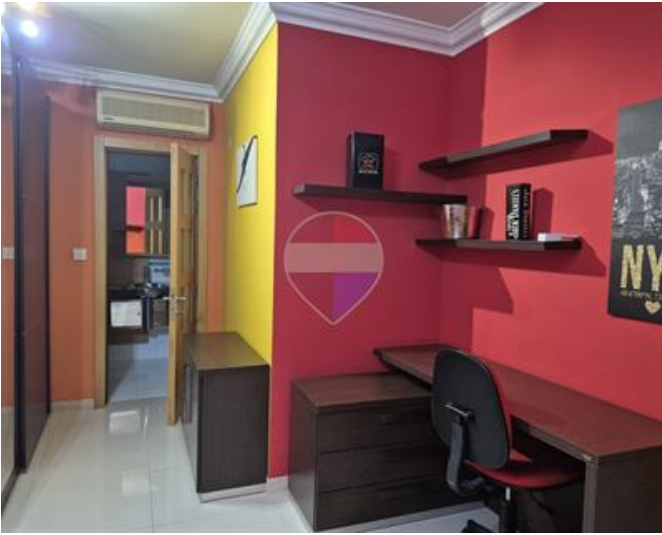
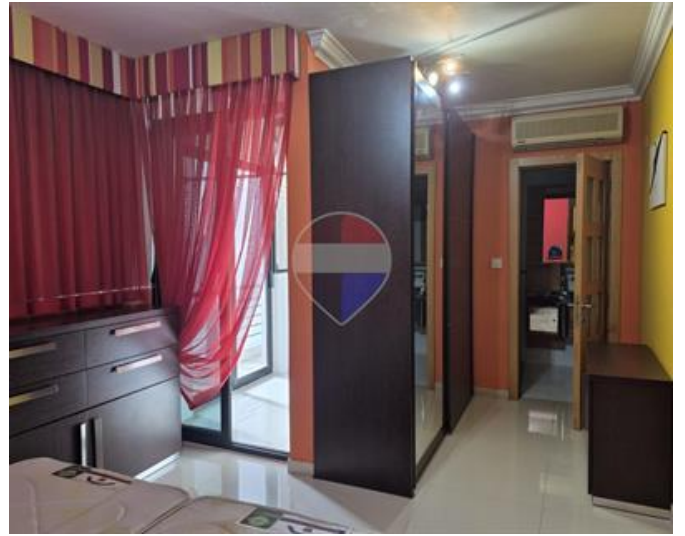
## Rooms

- ✓ Hallway : 2.98 x 3.42 m (10.19 m<sup>2</sup>)
- ✓ Guest Toilet : 1 x 1.2 m (1.2 m<sup>2</sup>)
- ✓ Double Bedroom : 3.02 x 3.03 m (9.15 m<sup>2</sup>)
- ✓ Double Bedroom : 3.03 x 3.58 m (10.85 m<sup>2</sup>)
- ✓ Open Space : 0.9 x 2.96 m (2.66 m<sup>2</sup>)
- ✓ Double Bedroom : 3.18 x 3.19 m (10.14 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2 x 1.93 m (3.86 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.4 x 2.48 m (3.47 m<sup>2</sup>)

- ✓ Laundry : 1.15 x 3.56 m (4.09 m<sup>2</sup>)
- ✓ Open Space : 0.62 x 6.75 m (4.18 m<sup>2</sup>)
- ✓ Living/Dining : 4.43 x 4.59 m (20.33 m<sup>2</sup>)
- ✓ Kitchen : 1.6 x 3.8 m (6.08 m<sup>2</sup>)
- ✓ Bathroom : 1.32 x 5.19 m (6.85 m<sup>2</sup>)
- ✓ Open Space : 4.03 x 7.17 m (28.9 m<sup>2</sup>)
- ✓ Open Space : 1.36 x 6.75 m (9.18 m<sup>2</sup>)

# Gallery







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