Townhouse in Sliema

Sliema, Sliema and St Julians Surroundings



€1,225,000

Reference No: 240041085-16

Total Rooms: **10**

Floor Area (m²) : **235**

Bathrooms: **3**

Bedrooms: **4**

Townhouse - For Sale - Sliema

Sliema - Located in one of Sliema’s highly sought-after residential areas, just a 5-minute walk from Exiles Bay, this spacious townhouse offers generous accommodation, excellent outdoor space and significant potential for further development. The property is spread over three levels and benefits from a large four-car garage, private outdoor space and a valuable UCA tax benefit. The ground floor comprises a welcoming entrance hall, a large four-car garage, a shower room and a private yard. The first floor features a kitchen, living and sitting area, a bathroom, a double bedroom, a traditional Maltese balcony overlooking the front and a large rear balcony. The second floor comprises a spacious bedroom, large enough to accommodate three beds, a large bathroom and a generous terrace with access to the roof. The property also benefits from a permit to construct an additional double bedroom, offering excellent potential to further enhance the living accommodation. There is no need to construct an additional room simply adding a wall would create the second double bedroom. The property enjoys full ownership of the roof, providing valuable additional outdoor space and further potential for future use, subject to the necessary permits. Combining its prime Sliema location, substantial four-car garage, private outdoor areas, full roof ownership, UCA status and development potential, this townhouse represents an excellent opportunity for those seeking a spacious home in one of Malta’s most desirable locations.

Features

- Ceramic Floor
- Electricity Utility
- Terrace
- Balcony
- Water Utility
- A/C
- Air Space

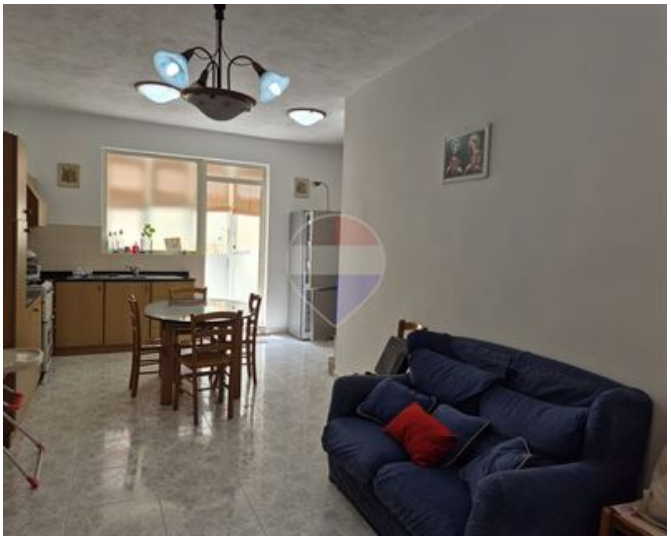
Rooms

- Double Bedroom : 4 x 3.5 m (14 m2)
- Double Bedroom : 5.8 x 3.5 m (20.3 m2)
- Double Bedroom : 5 x 3.5 m (17.5 m2)
- Single Bedroom : 3.5 x 2 m (7 m2)
- Bathroom : 2.5 x 2 m (5 m2)
- Bathroom : 2.8 x 2 m (5.6 m2)
- Guest Toilet : 1.7 x 1.5 m (2.55 m2)

- Kitchen/Dining : 5.9 x 3.5 m (20.65 m2)
- Living : 4.1 x 3.5 m (14.35 m2)
- Dining : 5 x 3.5 m (17.5 m2)
- Hallway : 2 x 3.5 m (7 m2)
- Hall : 3 x 1.7 m (5.1 m2)
- Garage : 11.3 x 3.5 m (39.55 m2)
- Open Space : 2 x 3.5 m (7 m2)
- Open Space : 12 x 3.5 m (42 m2)

Gallery







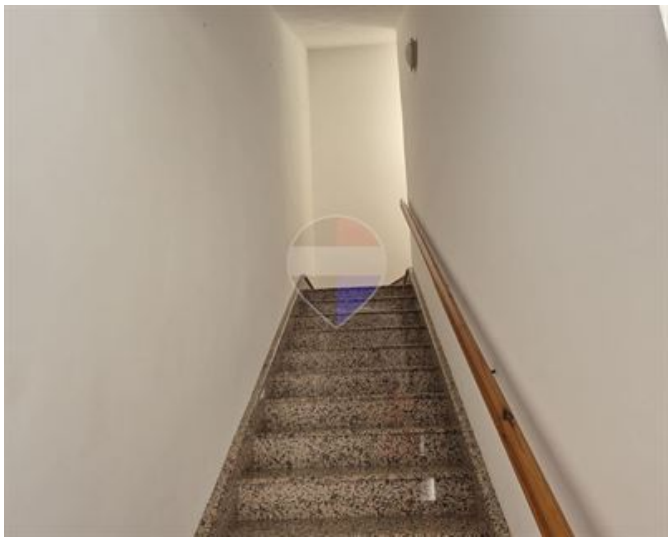




















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