

# Apartment Duplex in Sliema




**Sliema, Sliema and St Julians Surroundings**



**€475,000**

Reference No: 240061133-126

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **148**

 Bathrooms: **3**

 Bedrooms: **2**

# Apartment Duplex - For Sale - Sliema

SLIEMA - Introducing a brand-new offering in the real estate market, an exquisite duplex apartment at ground floor level, situated in a very sought after area in the centre of Tigne, 1 minute walking distance from unparalleled vistas of the open sea and beyond. This remarkable property boasts a total area of 148 square meters, comprising of a 53 sqm Open Plan Kitchen/ Living/ Dining and a Guest Restroom at ground floor level and two Double Bedrooms – one with En-Suite Shower, a Bathroom, Study and a Wash/Storage Room at first floor. This duplex apartment is being sold Freehold. Finished with PVC apertures, ceramic tiles, bathrooms, doors and brand new kitchen furniture.

## Features

- ✓ Lift
- ✓ Ceramic Floor
- ✓ Water Utility
- ✓ PVC Piping
- ✓ Fire Safety
- ✓ Video Intercom
- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Gypsum Plastering
- ✓ Skirting
- ✓ Double Glazed

## Rooms

- ✓ Kitchen/Living/Dining : 11 x 5 m (55 m2)
- ✓ Double Bedroom : 7.5 x 3.3 m (24.75 m2)
- ✓ Double Bedroom : 7.5 x 3.7 m (27.75 m2)
- ✓ Office / Study : 3 x 3 m (9 m2)
- ✓ Box Room : 1.5 x 1.2 m (1.8 m2)
- ✓ Bathroom : 1.9 x 2.64 m (5.02 m2)
- ✓ Shower Ensuite : 2.64 x 1.4 m (3.7 m2)
- ✓ Guest Toilet : 2 x 1.89 m (3.78 m2)

# Gallery







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