Site in Sliema

Sliema, Sliema and St Julians Surroundings



€2,000,000

Reference No: 240061133-172

Total Rooms: **17**

Floor Area (m²) : **294**

Bathrooms: **2**

Bedrooms: **4**

Site - For Sale - Sliema

Sliema – Exceptional Investment Opportunity – Situated in one of Malta's most touristic and sought-after towns, this unique property comprises two adjacent townhouses, each enjoying its own independent entrance, offering exceptional versatility and significant investment potential. First Townhouse •Entrance leading to a spacious sitting/living room. •Separate kitchen, bathroom and yard at ground-floor level. •Three bedrooms and an additional bathroom on the first floor. Second Townhouse •Entrance leading to a sitting room. •Further living and dining area, kitchen, bathroom and yard at ground-floor level. •Three bedrooms on the first floor. Combined, the two properties offer an impressive six bedrooms, making them ideal for a large family, multi-generational living or a hospitality venture. One of the townhouses also benefits from a basement, currently utilised as a workshop and gardening storage area. Outdoor Spaces Both townhouses together enjoy approximately add up to approx. 295sqm plot area, having 38 sqm of backyard space, in addition to an impressive 160 sqm garden, offering ample room for outdoor entertaining, landscaping and even the possibility of incorporating a swimming pool, subject to permits. Location & Development Potential Situated within a 3+1 Urban Conservation Area (UCA), this property presents a particularly interesting opportunity for both homeowners and investors. It can be retained in its current configuration as two independent townhouses, or further investment can unlock its potential for alternative uses, subject to the necessary planning permissions. Possible concepts include: •Boutique guesthouse •Small hotel •Residential apartment development •A combination of private residential and hospitality accommodation A Rare Opportunity With its generous accommodation, independent entrances, substantial outdoor spaces and excellent development potential, this property represents a rare opportunity to acquire a versatile investment in one of Malta's popular tourist destinations.

Features

- Yard
- Space For Pool
- Roof Terrace
- Air Space
- Back Yard
- Garden

Rooms

- Kitchen : 4.6 x 4.2 m (19.32 m2)
- Living : 3.5 x 4.2 m (14.7 m2)
- Sitting : 3.8 x 4.2 m (15.96 m2)
- Sitting : 3.8 x 3.6 m (13.68 m2)

- Double Bedroom : 3.8 x 4.2 m (15.96 m2)
- Double Bedroom : 3.8 x 3.6 m (13.68 m2)
- Double Bedroom : 3.5 x 2.2 m (7.7 m2)
- Double Bedroom : 3.5 x 3.6 m (12.6 m2)
- Office / Study : 3 x 3.4 m (10.2 m2)
- Office / Study : 4.6 x 2.2 m (10.12 m2)
- Box Room : 4.6 x 2 m (9.2 m2)
- Basement : 7.7 x 4.2 m (32.34 m2)
- Laundry : 2 x 2 m (4 m2)
- Laundry : 1 x 1.8 m (1.8 m2)
- Hallway : 3.5 x 2 m (7 m2)
- Landing : 3 x 4.2 m (12.6 m2)
- Landing : 2.5 x 3.6 m (9 m2)
- Bathroom : 2.5 x 1.75 m (4.38 m2)
- Bathroom : 2.5 x 2 m (5 m2)
- Office / Study : 2.5 x 3.6 m (9 m2)
- Open Space : 2.5 x 2 m (5 m2)
- Open Space : 2 x 1.75 m (3.5 m2)
- Open Space : 20.4 x 7.8 m (159.12 m2)
- Open Space : 4.85 x 7.8 m (37.83 m2)

Gallery















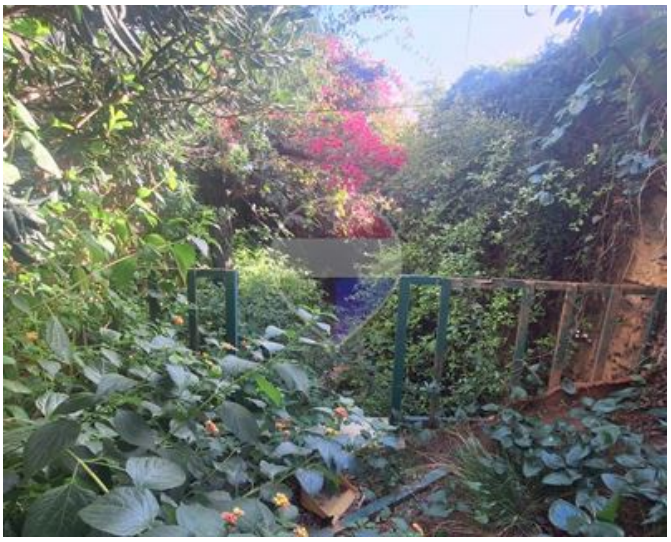





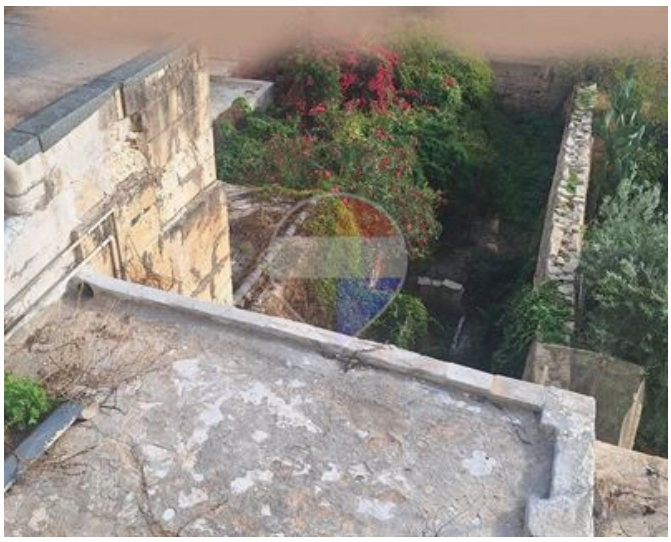



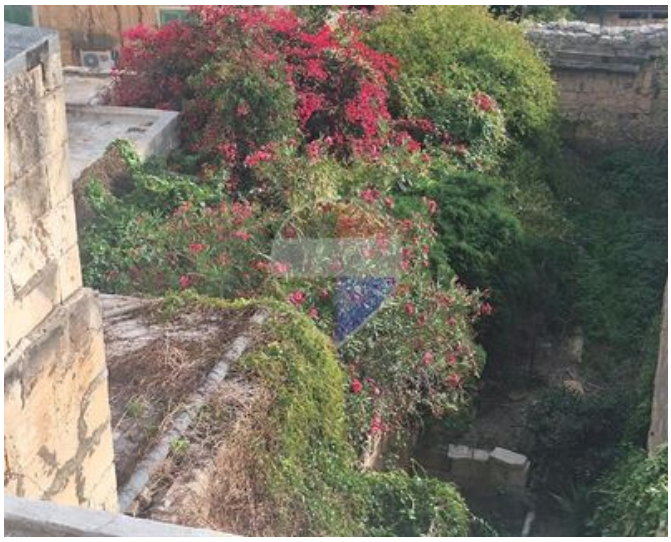





































Anthony Bartolo
REMAX Superior - Fgura

M: 99468455
E: anthony@remax.com.mt
T: 23910000

REMAX Superior - Fgura
368,Zabbar Road, Fgura, Malta