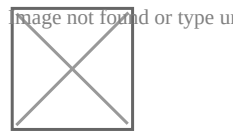


House of Character in Birkirkara



Birkirkara, Central



€490,000

Reference No: 240081067-209

 Total Rooms: **8**

 Floor Area (m²) : **171**

 Bathrooms: **2**

 Bedrooms: **3**

House of Character - For Sale - Birkirkara

Tucked away at the end of a quiet residential street in Birkirkara, this charming unconverted house of character enjoys a uniquely private setting at the end of a short public alley that serves only this home. Behind its traditional remissa entrance lies a spacious 2.5 m × 6.7 m room that could be transformed into a garage or an impressive entrance hall, according to the new owner's vision. The property opens onto a generous 93.7 m² outdoor area that wraps around the house, with the rear garden measuring approximately 5 m × 15 m — ideal for a swimming pool, deck, and outdoor entertaining. Inside, the residence retains authentic flagstone flooring and a traditional layout of three large rooms on each level, connected by both a main staircase and a garigor leading up to the rooftop. This property offers excellent potential to be converted into a three-bedroom family home combining period character with modern comforts. Situated within a UCA zone, it benefits from a stamp duty exemption on purchase. It is being offered freehold, with architectural plans available upon request. Contact us today to arrange a viewing and explore the full potential of this rare find.

Features

- ✓ Yard
- ✓ Air Space
- ✓ Well
- ✓ Back Yard
- ✓ Court Yard
- ✓ Space For Pool
- ✓ Balcony
- ✓ Garden

Rooms

- ✓ Hallway : 2.4 x 6.8 m (16.32 m²)
- ✓ Kitchen : 4.7 x 3.8 m (17.86 m²)
- ✓ Living : 4.3 x 2.9 m (12.47 m²)
- ✓ Dining : 2 x 2.9 m (5.8 m²)
- ✓ Double Bedroom : 4.7 x 3.8 m (17.86 m²)
- ✓ Double Bedroom : 4.3 x 2.9 m (12.47 m²)
- ✓ Bathroom Ensuite : 2 x 2.9 m (5.8 m²)

- ✓ Open Space : 14.8 x 5 m (74 m²)
- ✓ Open Space : 10.7 x 2.5 m (26.75 m²)
- ✓ Guest Toilet : 1.2 x 0.9 m (1.08 m²)
- ✓ Twin Bedroom : 2.6 x 4.9 m (12.74 m²)

Gallery









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