

# Apartment in Birkirkara




**Birkirkara, Central**



**€280,000**

Reference No: 240081103-461

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **94**

 Bathrooms: **2**

 Bedrooms: **2**

# Apartment - For Sale - Birkirkara

Set within a new four-unit development off the popular Ta' Paris area in Birkirkara, this third floor apartment offers 94 sqm of internal space with a bright and functional design. The layout includes an open-plan kitchen/living/dining area leading to a front terrace, a main bedroom with en-suite shower, a study & second bedroom with a back balcony, and a main bathroom. Lift access is available from ground level. Ideal as a rental investment or residence, especially given its walking-distance location from Mater Dei Hospital and the University of Malta. Sold freehold with optional garages. To be sold in shell form with the option to finish for an extra cost. Completion in shell form expected mid-2026.

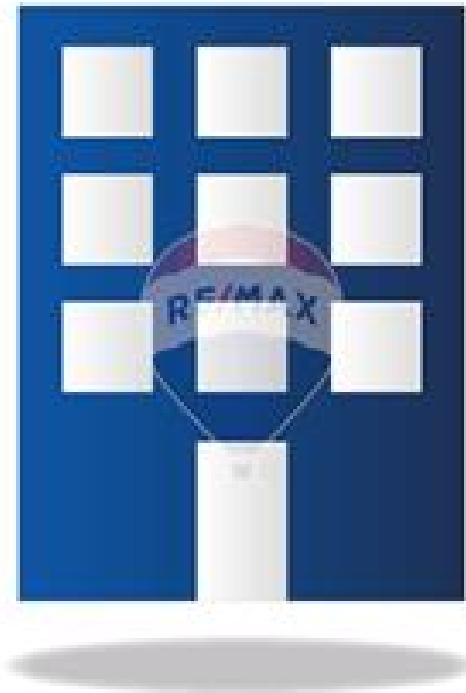
## Features

- ✓ Lift
- ✓ PVC Piping
- ✓ Double Glazed
- ✓ En Suite
- ✓ Passenger Lift
- ✓ Balcony

## Rooms

- ✓ Kitchen/Living/Dining : 8.35 x 3.35 m (27.97 m<sup>2</sup>)
- ✓ Double Bedroom : 3.9 x 2.75 m (10.72 m<sup>2</sup>)
- ✓ Double Bedroom : 4.35 x 2.4 m (10.44 m<sup>2</sup>)
- ✓ Shower Ensuite : 2.6 x 1.1 m (2.86 m<sup>2</sup>)
- ✓ Bathroom : 2.6 x 1.4 m (3.64 m<sup>2</sup>)
- ✓ Office / Study : 2.75 x 2.75 m (7.56 m<sup>2</sup>)
- ✓ Open Space : 3.75 x 1.5 m (5.63 m<sup>2</sup>)
- ✓ Open Space : 0.9 x 6.5 m (5.85 m<sup>2</sup>)

# Gallery





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