

# Penthouse in Birkirkara



**Birkirkara, Central**



**€270,000**

Reference No: 240081103-463

 Total Rooms: **3**

 Floor Area (m<sup>2</sup>) : **91**

 Bathrooms: **1**

 Bedrooms: **1**

# Penthouse - For Sale - Birkirkara

Located just off the sought-after Ta' Paris area in Birkirkara, this new small-block of 4 offers a 90sqm penthouse at a pre-construction price. This unit, set on the 4th floor, features a well-designed layout with an open-concept kitchen, living, and dining area leading to a 25sqm front terrace. The bedroom is brightened by the back terrace. A shower room completes the layout. There will also be a staircase from the front terrace to the roof deck and pool area. The development is served with a lift from ground level and is an excellent rental investment, being within walking distance of Mater Dei Hospital and the University of Malta. The penthouse is freehold, with optional garages available. To be sold in shell form with the option to finish for an extra cost. Estimated completion in shell form is expected late-2026.

## Features

- ✓ Double Glazed
- ✓ Air Space
- ✓ Roof Terrace
- ✓ Pool
- ✓ Space For Pool
- ✓ Pool Deck

## Rooms

- ✓ Kitchen/Living/Dining : 8.35 x 3.35 m (27.97 m<sup>2</sup>)
- ✓ Double Bedroom : 3.6 x 2.6 m (9.36 m<sup>2</sup>)
- ✓ Open Space : 4.25 x 5.8 m (24.65 m<sup>2</sup>)
- ✓ Open Space : 5.8 x 2.35 m (13.63 m<sup>2</sup>)
- ✓ Bathroom : 1.75 x 1.75 m (3.06 m<sup>2</sup>)

# Gallery





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