

# Apartment in Sliema



**Sliema, Sliema and St Julians Surroundings**



**€565,000**

Reference No: 240081103-505

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>): **261**

 Bathrooms: **1**

 Bedrooms: **3**

# Apartment - For Sale - Sliema

A truly rare opportunity in central Sliema, this older-style unconverted duplex apartment is set on the first and second floors of a small block with only two apartment-use common parts, located within a UCA zone. Offering exceptional scale and long-term potential, the property enjoys a total area of circa 260 sqm, complemented by a substantial 145 sqm of full airspace, making it particularly attractive to buyers seeking flexibility, value, and future development possibilities. The layout allows for the property to be retained as a spacious duplex or potentially split into two separate units, with approximately 116 sqm on the first floor and 145 sqm on the second floor, subject to the necessary permits. The full roof and airspace may provide extension potential, with the possibility of a third-floor development, while the existing structures visually indicate a solid construction, typical of older Sliema properties. Further enhancing its appeal is the option to introduce a lift within the common area, an increasingly important feature for long-term usability and resale. Set in a prime, highly central Sliema location, the apartment is within walking distance of shops, cafés, daily amenities, and the seafront, yet benefits from the architectural protection and stability that come with a UCA designation. This is a property best suited to discerning buyers looking for a strategic investment, redevelopment project, or large-scale residence in one of Malta's most consistently in-demand locations.

## Features

- ✓ Electricity Utility
- ✓ Air Space
- ✓ Terrace
- ✓ Balcony

## Rooms

- ✓ Hall : 4.43 x 3.45 m (15.28 m<sup>2</sup>)
- ✓ Double Bedroom : 3.4 x 4.56 m (15.5 m<sup>2</sup>)
- ✓ Dining : 4.46 x 4.56 m (20.34 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 3.85 m (15.4 m<sup>2</sup>)
- ✓ Double Bedroom : 3.3 x 3.75 m (12.38 m<sup>2</sup>)
- ✓ Bathroom : 1.72 x 3.85 m (6.62 m<sup>2</sup>)
- ✓ Kitchen : 4.4 x 3.35 m (14.74 m<sup>2</sup>)
- ✓ Living : 2.8 x 6.3 m (17.64 m<sup>2</sup>)
- ✓ Laundry : 1.75 x 3.08 m (5.39 m<sup>2</sup>)

✓ Open Space : 8.1 x 4.9 m (39.69 m<sup>2</sup>)

✓ Open Space : 5.95 x 8.2 m (48.79 m<sup>2</sup>)

# Gallery









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