

# Apartment in Manikata




**Manikata, North**



**€450,000**

Reference No: 240081123-154

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **160**

 Bathrooms: **2**

 Bedrooms: **3**

# Apartment - For Sale - Manikata

Nestled in a peaceful and sought-after street in Manikata, this second-floor apartment is part of an exclusive new block of just three units. Spanning 139 sqm, this home enjoys an abundance of natural light and is now available for sale, partially furnished. The highlight of this property is the expansive 74 sqm open-plan kitchen, living, and dining area, featuring a state-of-the-art 4K projector screen, transforming your living space into a private cinema. The fully fitted kitchen includes an island and all essential appliances, perfect for modern living. The apartment offers three double bedrooms: One furnished as a comfortable bedroom, A second is currently set up as a study, and A third designed with storage in mind, featuring an en-suite shower room. Additional features include a guest bathroom, a separate washroom/boxroom, a spacious back balcony with open views, and a cozy front balcony offering side country views. The property is finished to a standard style and would benefit from minor maintenance, providing to personalise the space to your taste. This property is ideal for those seeking a tranquil yet well-connected home with ample living space and versatility.

## Features

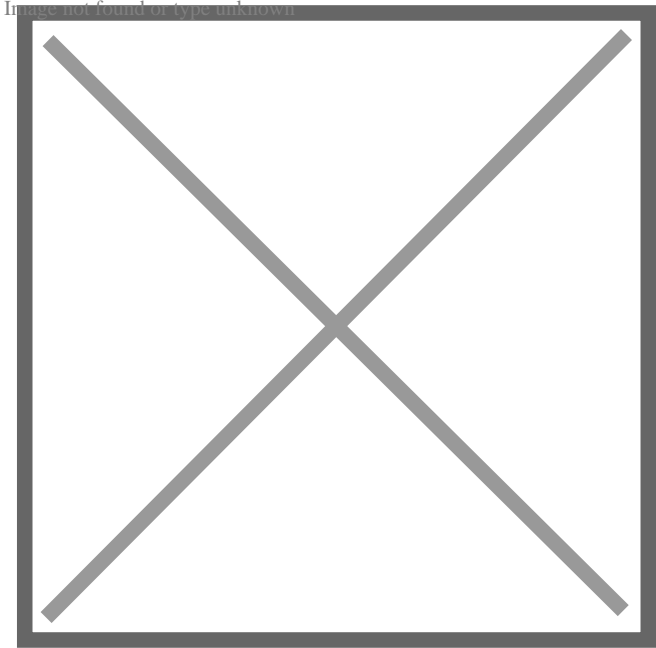
- ✓ Lift
- ✓ En Suite
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ Skirting
- ✓ Partially Furnished
- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ A/C
- ✓ Double Glazed
- ✓ Balcony

## Rooms

- ✓ Hall : 7.78 x 2.86 m (22.25 m2)
- ✓ Kitchen : 5.25 x 4.22 m (22.15 m2)
- ✓ Living : 5.06 x 5.01 m (25.35 m2)
- ✓ Double Bedroom : 3.39 x 4.16 m (14.1 m2)
- ✓ Double Bedroom : 4.02 x 3.31 m (13.31 m2)
- ✓ Double Bedroom : 4.49 x 3.41 m (15.31 m2)
- ✓ Bathroom : 2.04 x 2.46 m (5.02 m2)

- ✓ Shower Ensuite : 2.94 x 1.88 m (5.53 m<sup>2</sup>)
- ✓ Laundry : 1.5 x 2.04 m (3.06 m<sup>2</sup>)
- ✓ Open Space : 1.8 x 4.2 m (7.56 m<sup>2</sup>)
- ✓ Open Space : 1.4 x 3 m (4.2 m<sup>2</sup>)
- ✓ Open Space : 3.41 x 1.13 m (3.85 m<sup>2</sup>)
- ✓ Open Space : 1.8 x 2.69 m (4.84 m<sup>2</sup>)

# Gallery





**Sean Busuttil Cordina**

RE/MAX Central - Birkirkara

M: 79005100

E: [sean@remaxcentral.com.mt](mailto:sean@remaxcentral.com.mt)

T: 21480165

**RE/MAX Central - Birkirkara**

Central Real Estate LTD, Triq Dun Karm, Birkirkara, Malta