

House of Character in Birkirkara



Birkirkara, Central



€1,300,000

Reference No: 240081124-248

 Total Rooms: **12**

 Floor Area (m²) : **198**

 Bathrooms: **3**

 Bedrooms: **4**

House of Character - For Sale - Birkirkara

A highly converted House of Character located in a quaint area of Birkirkara, within a UCA. Ideal as a family home or even as a Guest House/BNB, this fantastic property perfectly blends traditional character with modern luxury. The ground floor comprises a welcoming entrance hall, a massive open-plan living and dining area set within a historical mill room, an adjacent modern kitchen fitted with Whirlpool smart appliances, a guest toilet, and a generous 90sqm outdoor space featuring mature trees, an outdoor kitchen, and a large pool with a deck area. On the first floor, one finds a spacious master bedroom with a walk-in wardrobe, a large en-suite, and a terrace overlooking the pool area. The second double bedroom also enjoys a walk-in wardrobe, elevated storage space, and a bay window overlooking the pool, while the third bedroom features a pretty balcony. This level is complemented by a high-end bathroom with a walk-in shower, bathtub, and his & hers vanity sink. The second floor offers a fourth double bedroom surrounded by large windows, with spacious roof terraces on either side. Also on this level is a separate washroom with an equipped kitchenette and an additional roof terrace. This property is highly finished and offers the perfect mix of character and modern living, featuring polished travertine flooring, new plumbing and electrics, gypsum ceilings, real wood parquet flooring on the first floor, Gree air conditioning, two wells, double-glazed windows, and much more. An optional garage is available to rent. Sold partly furnished. Freehold & UCA.

Features

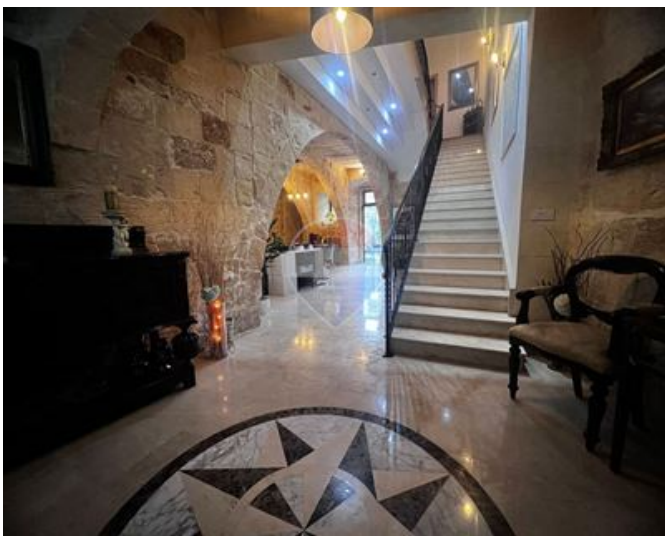
- ✓ En Suite
- ✓ Electricity Utility
- ✓ A/C
- ✓ Double Glazed

Rooms

- ✓ Kitchen : 4.2 x 3.9 m (16.38 m2)
- ✓ Living/Dining : 6.9 x 6.3 m (43.47 m2)
- ✓ Hall : 3.6 x 3.45 m (12.42 m2)
- ✓ Bathroom : 1.5 x 1.8 m (2.7 m2)
- ✓ Hallway : 6 x 1.5 m (9 m2)
- ✓ Double Bedroom : 4.2 x 3.3 m (13.86 m2)
- ✓ Double Bedroom : 4.68 x 4.11 m (19.23 m2)

- ✓ Double Bedroom : 4.37 x 3.71 m (16.21 m²)
- ✓ Walk In Wardrobe : 2.36 x 1.56 m (3.68 m²)
- ✓ Bathroom : 3.76 x 1.96 m (7.37 m²)
- ✓ Walk In Wardrobe : 2.49 x 1.56 m (3.88 m²)
- ✓ Shower Ensuite : 3.37 x 1.56 m (5.26 m²)
- ✓ Laundry : 2.34 x 1.85 m (4.33 m²)
- ✓ Double Bedroom : 4.67 x 3.64 m (17 m²)

Gallery







Ritienne Coreschi

RE/MAX Central - Birkirkara

M: 79881107

E: ritienne@remaxcentral.com.mt

T: 21480165

RE/MAX Central - Birkirkara

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