

# House of Character in Qormi




**Qormi, Central**



**€398,000**

Reference No: 240081138-77

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **124**

 Bathrooms: **2**

 Bedrooms: **2**

# House of Character - For Sale - Qormi

This semi-detached ground-floor House of Character is located in a tranquil area. The property has a footprint of approximately 130sqm and full ownership of the roof airspace. It features a unique design with two entrances and offers the potential to be divided into two separate residences for investment purposes. This is ideal for commercial activities such as Airbnb or a boutique hotel. The existing layout includes a welcoming room with authentic features such as 'kileb,' wooden beams, arches, and stone slabs, along with a guest bathroom, kitchen, dining area, another bathroom, and a wrought-iron staircase leading to the roof level. The property offers generous living spaces, valuable commercial options, and ample potential for expansion. Approved permits are in place to construct an additional floor, including a washroom and rooftop terrace, adding approximately 150sqm to the existing footprint. This allows for significant growth potential, nearly doubling the space. The property also includes a street-level Class 4B permit for commercial activities like a shop or office. This freehold property is perfect as a new home or long-term investment, with EU citizens benefiting from a tax advantage. It represents a highly cost-effective investment with significant potential.

## Features

- ✓ Ceramic Floor
- ✓ Water Utility
- ✓ A/C
- ✓ Wi-Fi
- ✓ Partially Furnished
- ✓ En Suite
- ✓ Gypsum Plastering
- ✓ Skirting
- ✓ Double Glazed
- ✓ Air Space

## Rooms

- ✓ Kitchen/Living/Dining : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Single Bedroom : 2.3 x 2.2 m (5.06 m<sup>2</sup>)
- ✓ Single Bedroom : 2.5 x 2.5 m (6.25 m<sup>2</sup>)
- ✓ Bathroom : 2.1 x 2.2 m (4.62 m<sup>2</sup>)
- ✓ Bathroom : 2 x 1.5 m (3 m<sup>2</sup>)
- ✓ Office / Study : 6.24 x 7 m (43.68 m<sup>2</sup>)

# Gallery









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