

# Townhouse in Birkirkara



**Birkirkara, Central**



**€520,000**

Reference No: 240081143-31

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **48**

 Bathrooms: **3**

 Bedrooms: **2**

# Townhouse - For Sale - Birkirkara

Set in a sought-after area of Birkirkara, this corner townhouse offers a practical and well-planned layout spread across three levels, with the added benefit of its own roof. The ground floor welcomes you with an entrance hall and a one-car garage, ideal for everyday convenience. On the first floor, a bright and spacious open-plan kitchen, living and dining area provides a comfortable space, complemented by a main bathroom. The second floor hosts two bedrooms, one enjoying an ensuite bathroom, while the main bedroom benefits from a walk-in wardrobe or ensuite, depends on your choice. Being sold in shell form, this property presents an excellent opportunity to finish and personalise to your own taste. Completion is expected by approximately end of April 2027, making it an ideal forward-planned home in a central location.

## Features

- ✓ En Suite
- ✓ Walk in Wardrobe
- ✓ Air Space

## Rooms

- ✓ Kitchen/Living/Dining : 5.4 x 5.9 m (31.86 m<sup>2</sup>)
- ✓ Bathroom : 1.2 x 4.1 m (4.92 m<sup>2</sup>)
- ✓ Double Bedroom : 3 x 2.9 m (8.7 m<sup>2</sup>)
- ✓ Shower Ensuite : 2 x 1.5 m (3 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 3 m (12 m<sup>2</sup>)
- ✓ Shower Ensuite : 1.2 x 3.7 m (4.44 m<sup>2</sup>)

# Gallery





**Kevin Barun**

RE/MAX Central - Birkirkara

M: 79000018

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

T: 21480165

**RE/MAX Central - Birkirkara**

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