

# Penthouse Duplex in St Julian's



**St Julian's, Sliema and St Julians Surroundings**



**€995,000**

Reference No: 240091044-314

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **336**

 Bathrooms: **2**

 Bedrooms: **3**

# Penthouse Duplex - For Sale - St Julian's

ST JULIAN'S – SOLE AGENTS - One of a kind semi-detached duplex penthouse enjoying amazing sea views from it's large terrace, lots of natural light, and a great location. This penthouse is situated right at the centre of the Spinola Bay activity with a location which offers everything – sea front walks and swimming, restaurants, entertainment, shopping and more. The penthouse enjoys three bedrooms downstairs, some enjoying their private terrace or balcony and an ensuite shower room, a study area and a main bathroom. Upstairs one find a large open plans living, kitchen and dining room, a spare toilet with a washing machine, a large porch accommodating extra seating and a large terrace overlooking the bay ideal for sunbathing, entertainment and al fresco dinners. The penthouse comes fully furnished including a 60 inch TV, air-conditioning throughout, outside furniture in the terraces, and much more. An optional 3 car garage is available metres away. This is an ideal residence or investment for the discerned investor. Not to be missed. Contact agent for immediate viewing.

## Features

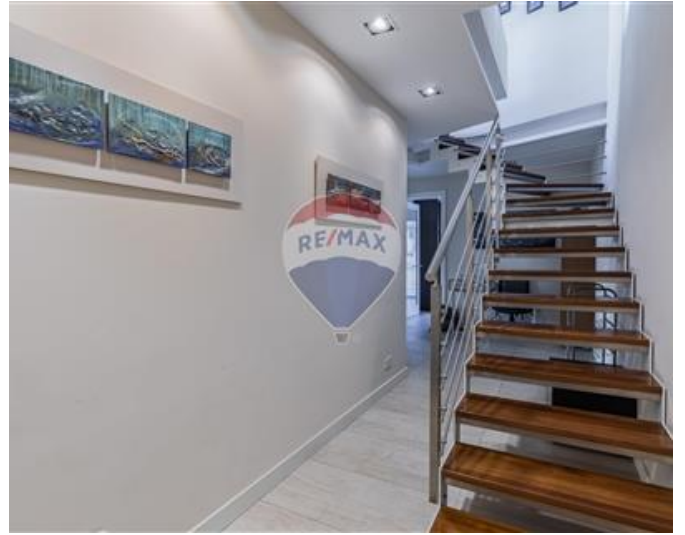
- ✓ Lift
- ✓ Video Hall Porter
- ✓ Walk in Wardrobe
- ✓ Marble Floor
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ Towel Warmers
- ✓ Skirting
- ✓ Double Glazed
- ✓ Air Space
- ✓ Balcony
- ✓ Video Intercom
- ✓ Ceramic Floor
- ✓ En Suite
- ✓ Entrance Hall
- ✓ Perlato Floor
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ A/C
- ✓ Passenger Lift
- ✓ Terrace
- ✓ Space For Pool
- ✓ Roof Terrace
- ✓ Satellite / TV/ Cable

# Rooms

- ✓ Kitchen/Living/Dining : 18 x 6 m (108 m<sup>2</sup>)
- ✓ Double Bedroom : 6 x 4 m (24 m<sup>2</sup>)
- ✓ Shower Ensuite : 2 x 4 m (8 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 4 m (20 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 5 m (25 m<sup>2</sup>)
- ✓ Bathroom : 2 x 4 m (8 m<sup>2</sup>)
- ✓ Open Space : 11 x 3 m (33 m<sup>2</sup>)
- ✓ Open Space : 7 x 6 m (42 m<sup>2</sup>)
- ✓ Open Space : 5 x 4 m (20 m<sup>2</sup>)
- ✓ Open Space : 6 x 4 m (24 m<sup>2</sup>)
- ✓ Open Space : 6 x 4 m (24 m<sup>2</sup>)

# Gallery









**Sean Ellul Sullivan**

RE/MAX Crown - Sliema

M: 99139218

E: [sean@remaxcrown.com](mailto:sean@remaxcrown.com)

T: 21342410

**RE/MAX Crown - Sliema**

165, 166, 169, Tower Road, Sliema, Malta