

# Apartment in St Julian's



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



**€549,000**

Reference No: 240091088-159

 Total Rooms: 7

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

 Bathrooms: 2

 Bedrooms: 3

# Apartment - For Sale - St Julian's

This expansive top-floor property graces the fifth and uppermost floor of a well-appointed apartment block in the heart of St Julians, boasting three bedrooms, two spacious living areas, two bathrooms, two kitchens, south-facing balconies with panoramic views, lofty 3m high ceilings and offered fully furnished. Having two front doors the property could be split through into 2 bed 86sqm and one bed 74 sqm apartments which will offer the possibility to live in the 5th floor property one side and rent the other side out. Parking in the area is widely available. The Property is situated on the 5th floor accessible by a lift and has a commonly owned roof terrace of 200sqm on the same floor. As it's the only apartment on the 5th floor the roof is generally very quiet and in practice could almost be considered semi-private. The apartment itself has recently been given a facelift including a complete repair and repainting of all walls and ceilings and is being sold finished and furnished per the provided pictures. The common areas of the block are currently also undergoing a renovation which all has been paid for, including a new central lift, double entrance doors, letterboxes, intercom, wheelchair accessible, retiling of the ground floor and facade, repainting of stairwell, repair of balconies and waterproofing of the roof.

## Features

- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Gypsum Plastering
- ✓ Passenger Lift
- ✓ Balcony
- ✓ En Suite
- ✓ Parquet Floor
- ✓ A/C
- ✓ Double Glazed
- ✓ Roof Terrace

## Rooms

- ✓ Kitchen/Living/Dining : 4 x 12 m (48 m2)
- ✓ Kitchen/Living/Dining : 6 x 12 m (72 m2)
- ✓ Double Bedroom : 4 x 3.8 m (15.2 m2)
- ✓ Double Bedroom : 3.8 x 4.2 m (15.96 m2)
- ✓ Double Bedroom : 3.9 x 4.03 m (15.72 m2)
- ✓ Bathroom : 2 x 3 m (6 m2)
- ✓ Bathroom : 2 x 3 m (6 m2)

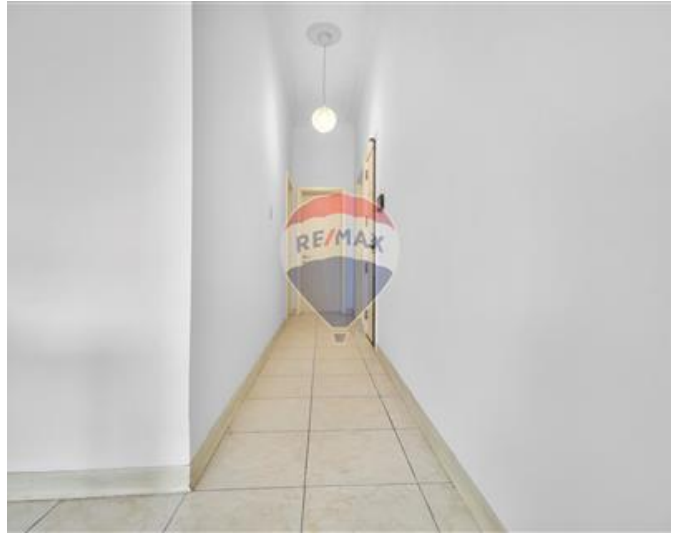


# Gallery











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