Penthouse Duplex in Sliema

Sliema, Sliema and St Julians Surroundings



€3,000,000

Reference No: 240091088-230

Total Rooms: **9**

Floor Area (m²) : **356**

Bathrooms: **3**

Bedrooms: **3**

Penthouse Duplex - For Sale - Sliema

A Rare Sliema Residence | Panoramic Sea Views, Private Pool & Exceptional Development Potential An exceptional and highly versatile residence in one of Sliema's most coveted locations, this magnificent duplex penthouse offers a rare combination of scale, privacy, panoramic sea views and substantial outdoor living. Spanning approximately 205 sqm of internal accommodation and an impressive 100 sqm of outdoor space, the property is centred around a private pool and expansive roof garden, creating an exceptional setting for sophisticated entertaining and relaxed Mediterranean living. The residence currently comprises three bedrooms, including a luxurious principal bedroom with en-suite, generous reception and entertaining areas, kitchen facilities and a layout offering considerable scope to create a truly bespoke contemporary home. What makes this property particularly compelling is its significant future potential. The property includes the airspace, offering the possibility of further development, subject to the relevant permits and planning requirements. Furthermore, the two floors could potentially be configured as two separate residences, presenting an attractive opportunity for an investor seeking flexibility, capital appreciation and multiple income possibilities. The panoramic outlook is undoubtedly one of its defining features, with uninterrupted sea views extending towards the iconic Valletta skyline! A backdrop that becomes particularly spectacular from the private pool and rooftop entertaining areas. An interconnected car space is included in the price, adding further convenience and value to this exceptional offering. Perfectly positioned within moments of Sliema's prestigious seafront promenade and surrounded by an outstanding selection of restaurants, cafés, boutiques and lifestyle amenities, the property also enjoys excellent connectivity to Valletta, St Julian's and Malta's prime business and leisure destinations. A truly distinctive opportunity for those seeking a prestigious private residence, a high-end investment or a property with exceptional future potential. Rarely do properties of this scale, with private pool, panoramic sea views, substantial outdoor space and airspace, come to market in such a prime Sliema location. An exceptional property. A remarkable opportunity. Viewing is highly recommended.

Features

- ✓ Lift
- ✓ Entrance Hall
- ✓ A/C
- ✓ Double Glazed
- ✓ Terrace
- ✓ Roof Terrace
- ✓ Pool Deck
- ✓ Ceramic Floor
- ✓ Electricity Utility
- ✓ Skirting
- ✓ Pool
- ✓ Balcony
- ✓ Video Intercom

Rooms

- Games Room : 6.78 x 5.52 m (37.43 m2)
- Double Bedroom : 3.3 x 5.2 m (17.16 m2)
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- Bathroom : 2 x 2.2 m (4.4 m2)
- Bathroom Ensuite : 1.73 x 2.3 m (3.98 m2)
- Open Space : 6.78 x 2.5 m (16.95 m2)
- Living/Dining : 6.78 x 5.7 m (38.65 m2)
- Double Bedroom : 4.7 x 5.2 m (24.44 m2)
- Bathroom Ensuite : 3.23 x 2.2 m (7.11 m2)
- Kitchen : 3 x 4 m (12 m2)

Gallery





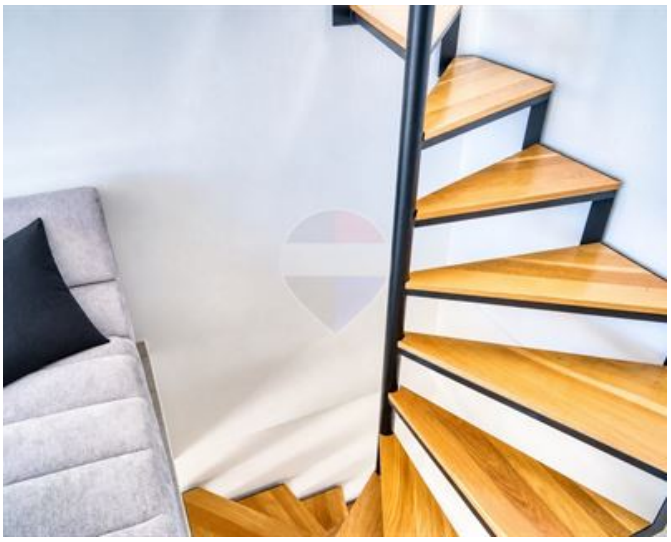










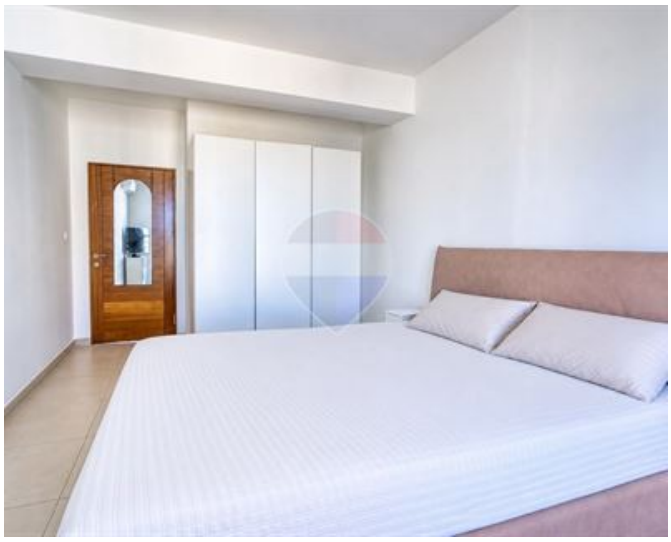




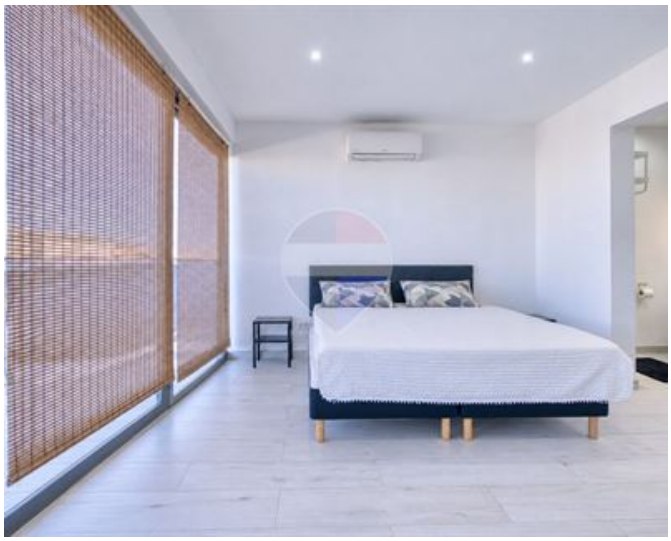






















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