

# Maisonette in Sliema



**Sliema, Sliema and St Julians Surroundings**



**€870,000**

Reference No: 240091103-353

 Total Rooms: **0**

 Floor Area (m<sup>2</sup>): **240**

 Bathrooms: **0**

 Bedrooms: **0**

# Maisonette - For Sale - Sliema

Two Maisonettes + Private Garage, Steps from the Sliema Promenade — Freehold" Spanning a generous footprint of approximately 240sqm, the property is currently configured for commercial use but is perfectly suited for a change-of-use project. The existing layout allows for a seamless transition into a two-unit residential dwelling or a grand "live-work" residence. Key Features Include: • Street-Level Garage: Ample space for two large vehicles and storage—a premium asset in the centre of Sliema. • Versatile Layout: High ceilings and expansive floor space currently divided into executive offices, meeting rooms, and staff facilities, easily adaptable to multiple bedrooms and open-plan living areas. • Prime Location: Situated in a quiet, sought-after street just 100 meters from the Sliema promenade, beaches, and vibrant retail district. Investment Specifications: • Current Status: Commercial Office (Class 4A). • Proposed Use: Subject to permit for change of use to residential units and street-level garage. • Tenure: Freehold. A Rare Opportunity This is a strategic acquisition for a developer or a savvy homeowner looking to create a bespoke residence in a high-appreciation zone. Properties of this size, offering both street-level access and private parking so close to the seafront, are rarely available on the market. Invest in the Mediterranean lifestyle. This property is being sold as a single unit, offering total control over the final design and configuration. Contact us today to arrange a viewing and explore the full potential of this freehold premises.

## Features

- ✓ Water Utility
- ✓ Electricity Utility

## Rooms

- ✓ Open Space : 10 x 24 m (240 m2)

# Gallery





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