

Townhouse in Naxxar



Naxxar, Central



€1,220,000

Reference No: 240091112-134

 Total Rooms: **8**

 Floor Area (m²): **258**

 Bathrooms: **2**

 Bedrooms: **3**

Townhouse - For Sale - Naxxar

NAXXAR – Charming Converted Townhouse (UCA Area, Freehold) Set on a quiet, charming street in the heart of Naxxar, this fully converted and furnished four-bedroom townhouse is located within a UCA area, offering the benefit of tax incentives. The property opens into a front room currently used as a living area, with the option to convert it into a garage if required. Further inside, one finds a central staircase, a fully fitted kitchen, a small yard, and a guest bathroom at ground floor level. The first floor hosts three comfortable bedrooms and a main bathroom. On the second floor, there is a fourth bedroom together with another bathroom. The third floor includes a washroom area that can easily be transformed into an additional bedroom or lounge space, complemented by a shower and a yard which will soon be upgraded to include a pool. At roof level, the property enjoys an open terrace with wide-reaching views, making it ideal for entertaining or unwinding. The house is being sold freehold and will be completed with both a lift and a pool, offering a great opportunity to acquire a ready-to-move-into home in a sought-after village core. Approximate layout: Ground floor – 72 sqm First floor – 90 sqm Second floor – 49 sqm Third floor – 46 sqm Roof terrace – 25 sqm

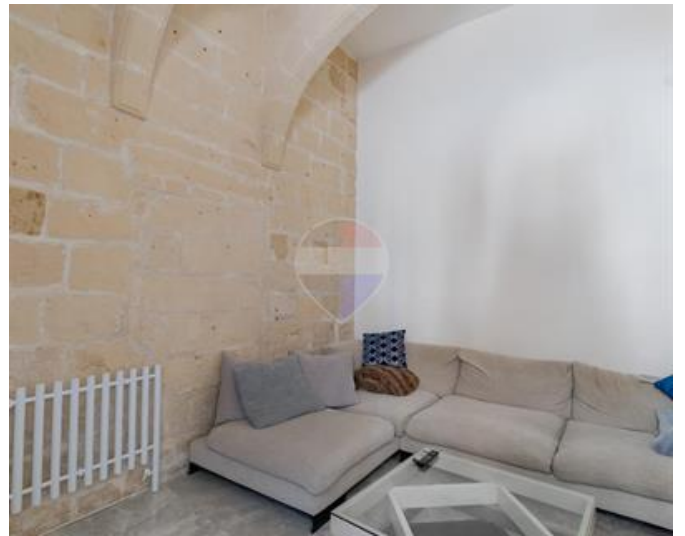
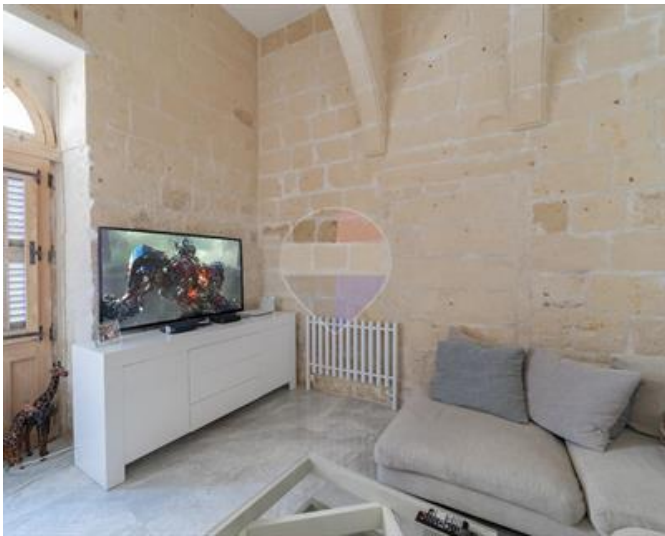
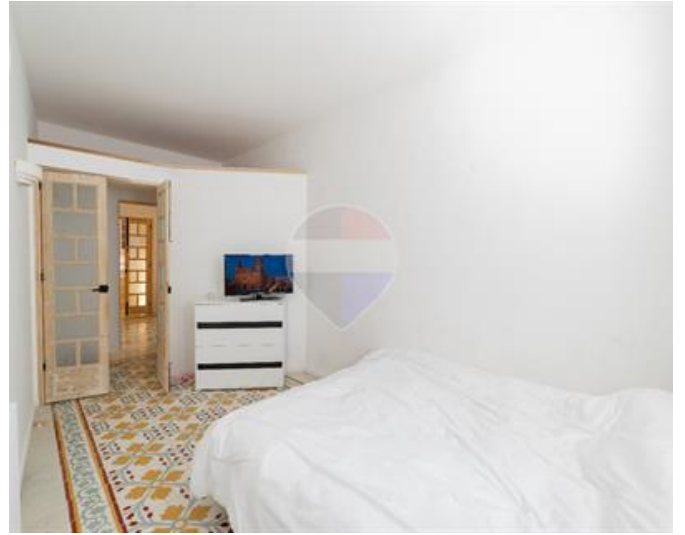
Features

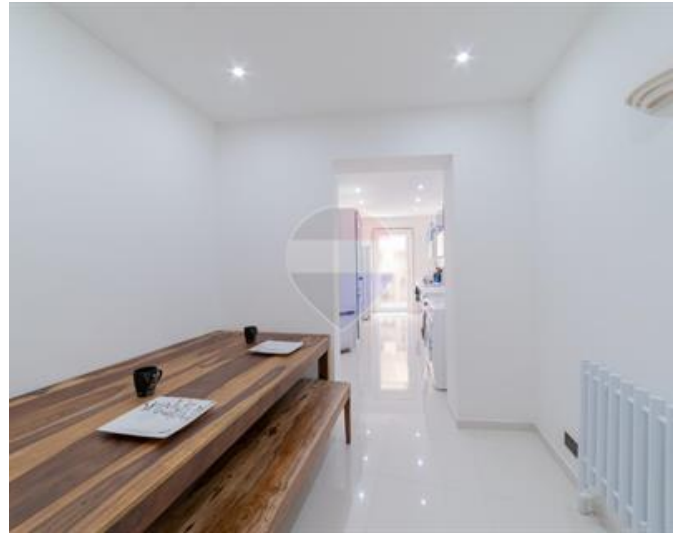
Rooms

- ✓ Sitting : 4.19 x 3.42 m (14.33 m²)
- ✓ Hall : 2.54 x 2.83 m (7.19 m²)
- ✓ Kitchen : 5.55 x 2.58 m (14.32 m²)
- ✓ Bathroom : 3.84 x 1.7 m (6.53 m²)
- ✓ Open Space : 3 x 1.93 m (5.79 m²)
- ✓ Double Bedroom : 5.55 x 2.98 m (16.54 m²)
- ✓ Double Bedroom : 5.55 x 2.58 m (14.32 m²)
- ✓ Bathroom : 3.83 x 1.7 m (6.51 m²)
- ✓ Double Bedroom : 4.39 x 5.5 m (24.14 m²)
- ✓ Laundry : 2.54 x 2.83 m (7.19 m²)

Gallery









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