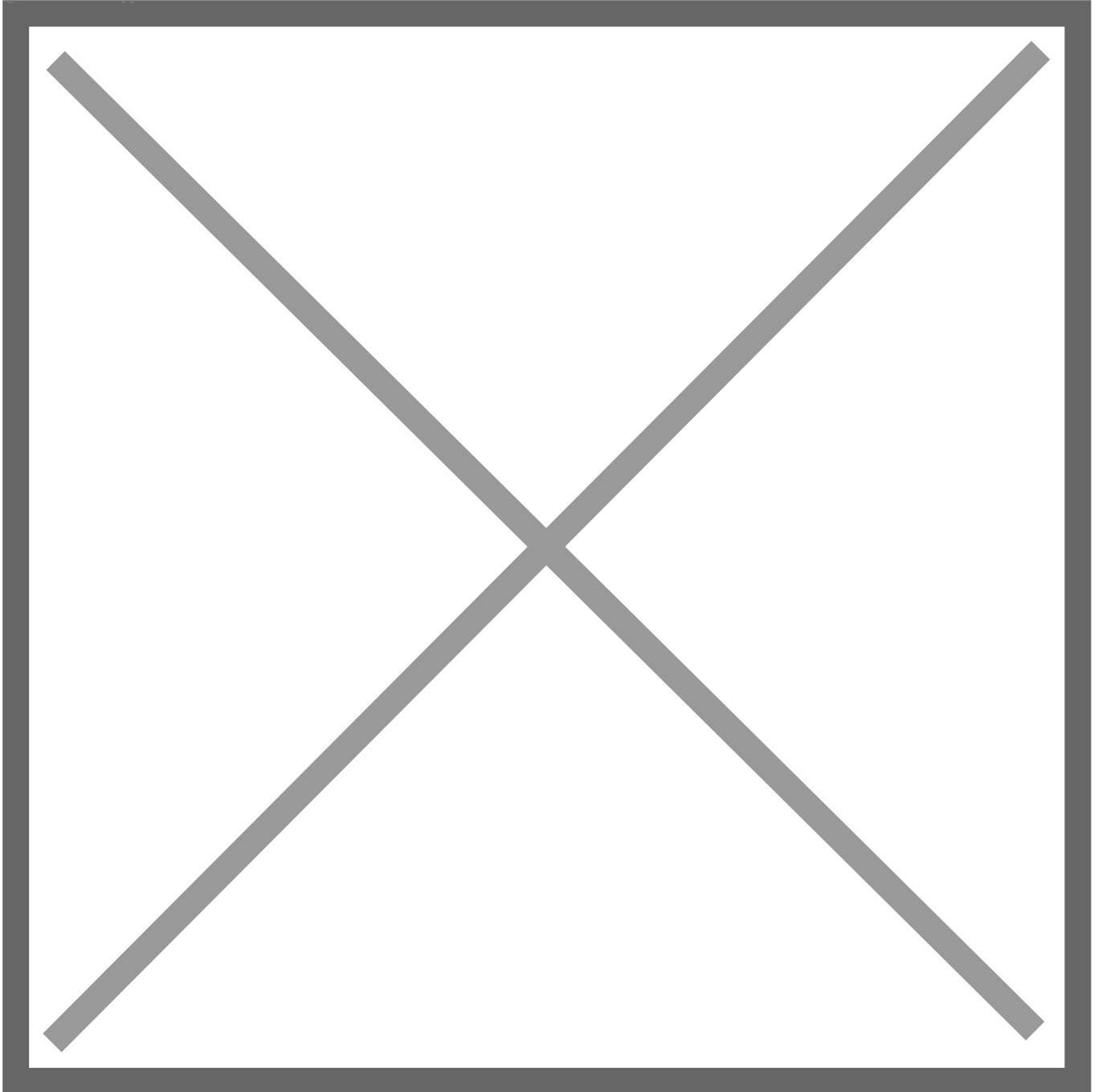


Townhouse in Naxxar



Naxxar, Central


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€1,220,000

Reference No: 240091112-134

 Total Rooms: **9**

 Floor Area (m²) : **85**

 Bathrooms: **3**

 Bedrooms: **4**

Townhouse - For Sale - Naxxar

NAXXAR – Charming Converted Townhouse with Roof Terrace & Planned Pool (UCA Area, Freehold) Situated on one of Naxxar’s most charming and sought-after streets, right within the heart of the village core, this beautifully converted four-bedroom townhouse offers the perfect blend of traditional character and modern living. Surrounded by cafés, restaurants, and everyday amenities, the property enjoys a vibrant yet peaceful setting within a quiet residential area. A standout feature of this home is its exceptional outdoor spaces. The upper levels have been designed to maximise open-air living, with multiple terraces ideal for entertaining, relaxing, and enjoying village rooftop views. The property is being sold fully furnished and freehold, and will be completed with both a lift and a pool, creating a unique lifestyle home in a prime UCA location that also benefits from tax incentives. The accommodation currently comprises: • Ground floor – welcoming entrance, front room currently used as a living area (with potential to convert into a garage), fitted kitchen, yard, and guest bathroom. • First floor – three bedrooms and 2 bathroom ensuite. • Second floor – fourth bedroom and an additional bathroom. • Third floor – washroom area with the potential to become an extra bedroom, lounge, or entertaining space, leading onto a terrace where the planned pool area will be created. • Roof level – a fantastic open roof terrace enjoying wide-reaching views, perfect for outdoor dining, entertaining, or unwinding in complete privacy. To help buyers fully visualise the potential of the outdoor entertaining area and third floor, video rendering of the propose terrace with pool and top floor project is also available. Approximate layout: Ground floor – 66 sqm First floor – 64 sqm Second floor – 52 sqm Third floor – 60 sqm Roof terrace – 53 sqm

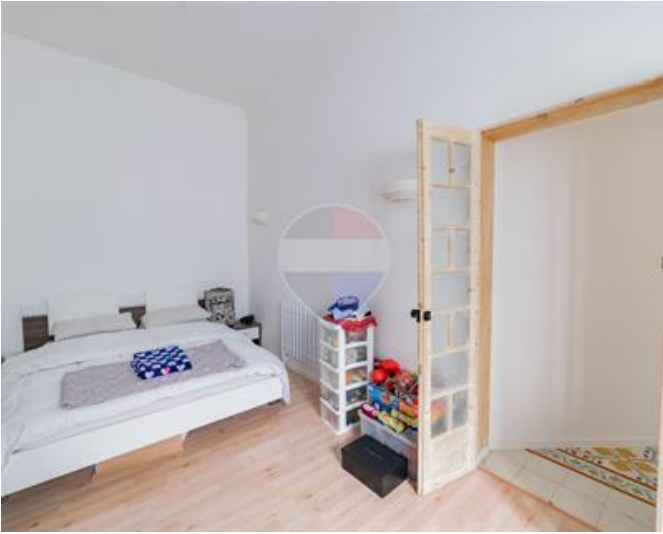
Features

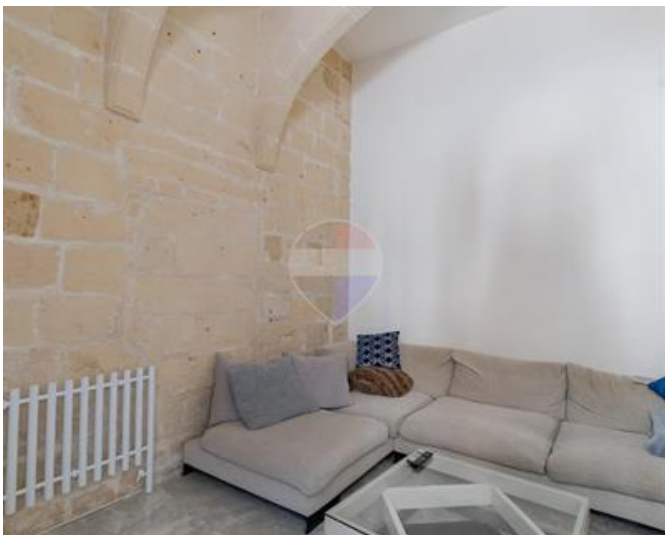
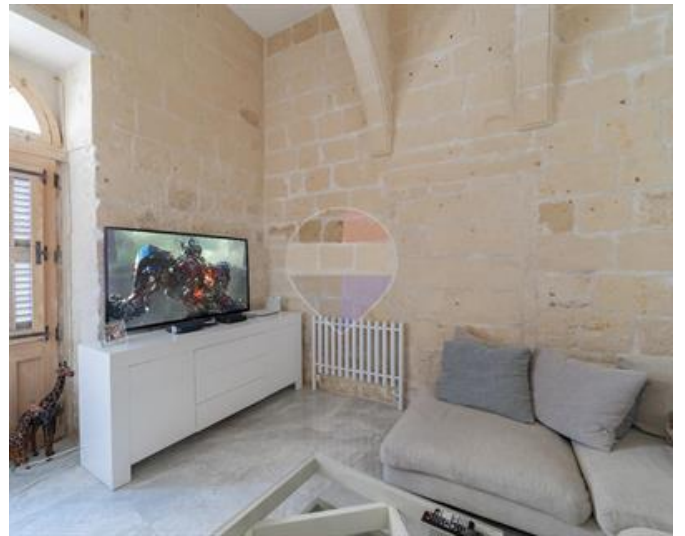
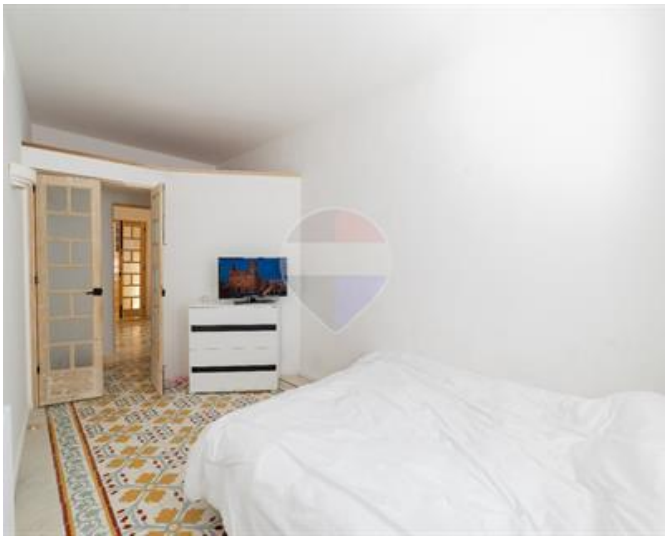
Rooms

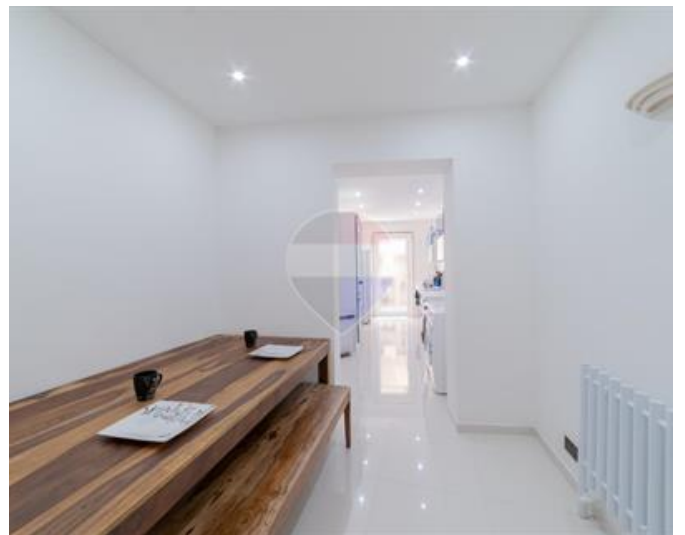
- ✓ Sitting : 4.19 x 3.42 m (14.33 m2)
- ✓ Hall : 2.54 x 2.83 m (7.19 m2)
- ✓ Kitchen : 5.55 x 2.58 m (14.32 m2)
- ✓ Bathroom : 3.84 x 1.7 m (6.53 m2)
- ✓ Open Space : 3 x 1.93 m (5.79 m2)
- ✓ Double Bedroom : 5.55 x 2.98 m (16.54 m2)
- ✓ Double Bedroom : 5.55 x 2.58 m (14.32 m2)
- ✓ Bathroom Ensuite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

- ✓ Open Space : 5.3 x 5.12 m (27.14 m²)
- ✓ Open Space : 3.84 x 1.7 m (6.53 m²)
- ✓ Bathroom Ensuite : 3.83 x 1.7 m (6.51 m²)
- ✓ Double Bedroom : 5.75 x 5.51 m (31.68 m²)

Gallery











Chantelle Frendo Cumbo

RE/MAX Crown - Sliema

M: 99290555

E: chantelle@remaxcrown.com

T: 21342410

RE/MAX Crown - Sliema

166, 169, Tower Road, Sliema, Malta