Townhouse in Naxxar

Naxxar, Central



€1,140,000

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 in the heart of the village core, this beautifully converted four-bedroom townhouse offers an excellent blend of traditional character and modern living. Surrounded by cafés, restaurants and everyday amenities, the property enjoys a convenient yet peaceful setting within a quiet residential area. One of the standout features of this home is its exceptional outdoor space. The upper levels have been designed to maximise open-air living, with multiple terraces ideal for entertaining, relaxing and enjoying views across the village rooftops. The property is being sold fully furnished and freehold and is located within an Urban Conservation Area (UCA), benefiting from the applicable tax incentives. There is also the possibility of incorporating a swimming pool and lift, offering further potential to create a truly unique lifestyle home in one of Naxxar's most desirable locations. 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.

Features

Rooms

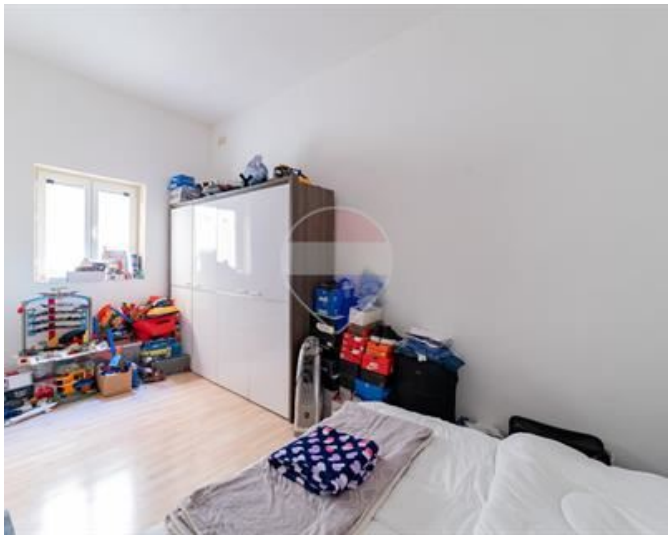
- Sitting : 4.19 x 3.42 m (14.33 m2)
- Hall : 2.54 x 2.83 m (7.19 m2)
- Kitchen : 5.55 x 2.58 m (14.32 m2)
- Bathroom : 3.84 x 1.7 m (6.53 m2)
- Open Space : 3 x 1.93 m (5.79 m2)
- Double Bedroom : 5.55 x 2.98 m (16.54 m2)
- Double Bedroom : 5.55 x 2.58 m (14.32 m2)
- Bathroom Ensuite : 3.83 x 1.7 m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

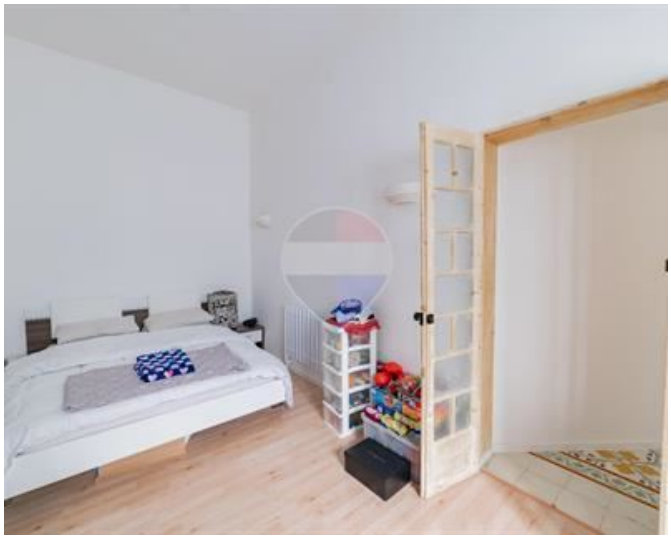
Gallery





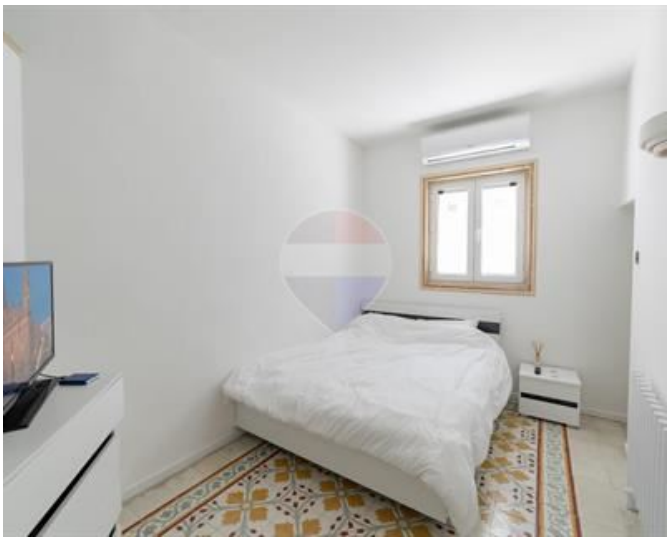


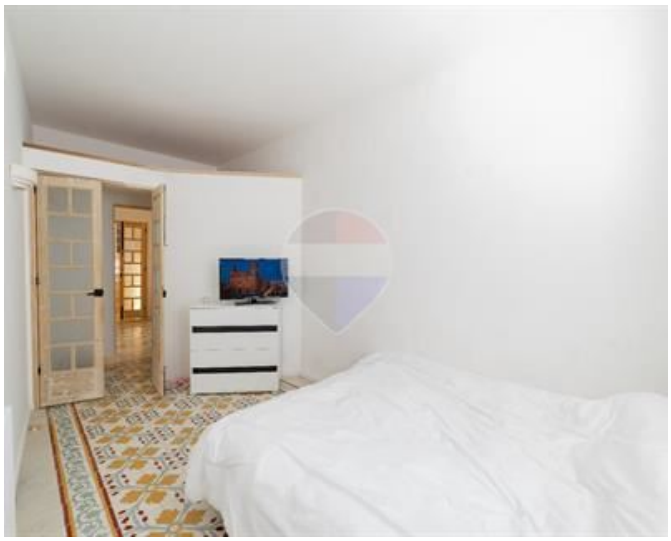


















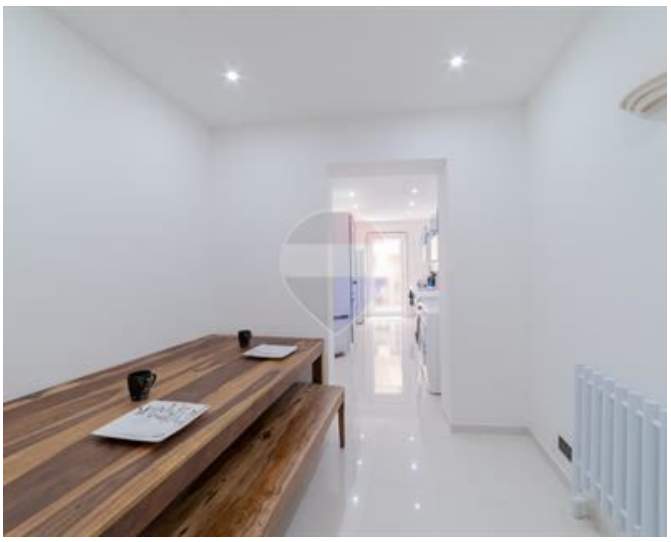


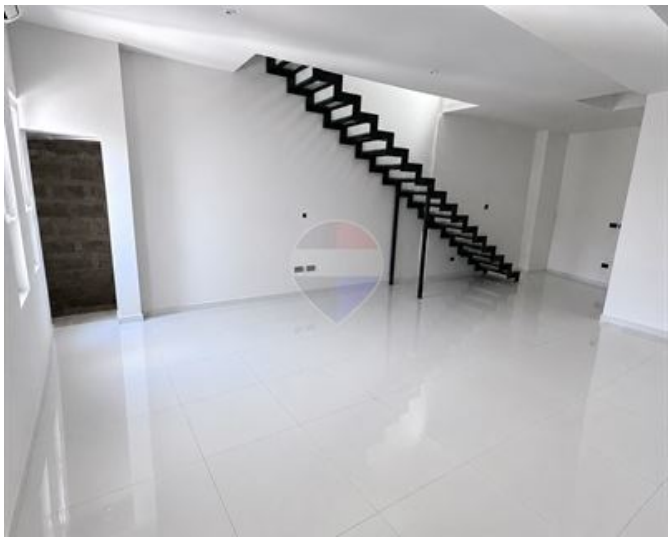




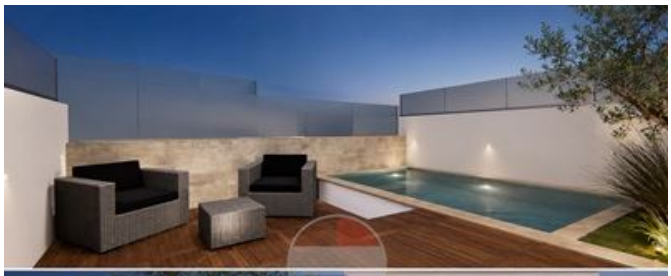








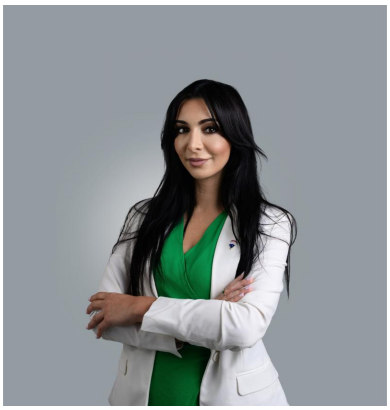





ARTIST IMPRESSION







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