

# Apartment in Birkirkara



**Birkirkara, Central**



**€360,000**

Reference No: 240091112-84

 Total Rooms: **7**

 Bathrooms: **3**

 Floor Area (m<sup>2</sup>) : **94**

 Bedrooms: **2**

# Apartment - For Sale - Birkirkara

Investor Alert | 2-Bedroom + Study Apartment in Prime New Development A fantastic opportunity has just come on the market – a 2-bedroom + study apartment in a modern new development, ideal for rental investment. The property is being sold fully finished, including bathrooms and internal doors, so it's ready for tenants or immediate use. The layout comprises a kitchen/living/dining area, two double bedrooms, a separate study (perfect as a home office or guest space), and two shower rooms. The apartment is bright and airy throughout, with plenty of natural light from windows in every room—including one in the corridor for added brightness. The development also features a communal swimming pool, making it even more attractive to renters looking for comfort and convenience. With strong demand in the area and excellent amenities, this is a smart buy for investors looking for high rental return and long-term value.

## Features

- ✓ En Suite
- ✓ 3 Phase Electricity
- ✓ A/C
- ✓ Communal Pool

## Rooms

- ✓ Kitchen/Living/Dining : 5.1 x 4 m (20.4 m<sup>2</sup>)
- ✓ Office / Study : 3 x 3 m (9 m<sup>2</sup>)
- ✓ Double Bedroom : 3.5 x 3 m (10.5 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 3.5 m (14 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 1.5 m (3 m<sup>2</sup>)
- ✓ Bathroom : 4 x 1.5 m (6 m<sup>2</sup>)
- ✓ Bathroom : 1.47 x 0.68 m (1 m<sup>2</sup>)

# Gallery







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