

# Maisonette in Hamrun



## Hamrun, Central



**€330,000**

Reference No: 240091126-1

 Total Rooms: 6

 Floor Area (m<sup>2</sup>) : 121

 Bathrooms: 1

 Bedrooms: 2

# Maisonette - For Sale - Hamrun

Located in a quiet yet central area of Hamrun, this first-floor maisonette measuring approximately 120sqm presents an excellent opportunity for both comfortable residential living and rental investment. As you go up the stairs, you are welcomed by a front balcony shared with the neighbouring maisonette. Upon entering, you will find a spacious and bright living and dining area, offering an ideal setting for everyday living and entertaining. A box room is also available, perfectly suited as a study or home office. Further into the property, the layout includes a main bathroom and a separate kitchen. There is also additional space which can easily be converted into a third bedroom using a gypsum partition — making the property even more attractive for rental purposes. At the rear of the maisonette, you will find two well-sized bedrooms and a back balcony. The property also benefits from 50% ownership of the roof and airspace, adding further value and potential. Thanks to its generous layout, central location, and possibility to increase the number of bedrooms, this property offers great return on investment for buyers seeking a rental opportunity.

## Features

## Rooms

- ✓ Living : 4.15 x 6.1 m (25.32 m<sup>2</sup>)
- ✓ Box Room : 4.3 x 2.8 m (12.04 m<sup>2</sup>)
- ✓ Hallway : 4.3 x 2 m (8.6 m<sup>2</sup>)
- ✓ Kitchen : 6.35 x 2 m (12.7 m<sup>2</sup>)
- ✓ Bathroom : 2.04 x 2 m (4.08 m<sup>2</sup>)
- ✓ Hallway : 0.9 x 4.25 m (3.83 m<sup>2</sup>)
- ✓ Double Bedroom : 4.25 x 2.91 m (12.37 m<sup>2</sup>)
- ✓ Double Bedroom : 4.3 x 3 m (12.9 m<sup>2</sup>)
- ✓ Open Space : 1.1 x 3.5 m (3.85 m<sup>2</sup>)
- ✓ Open Space : 4 x 4.5 m (18 m<sup>2</sup>)

# Gallery







**Mariah Mifsud Bonnici**  
RE/MAX Crown - Sliema

M: 99344739  
E: [mariah@remaxcrown.com](mailto:mariah@remaxcrown.com)  
T: 21342410

**RE/MAX Crown - Sliema**  
166, 169, Tower Road, Sliema, Malta