

# House of Character in Naxxar



**Naxxar, Central**



**€735,000**

Reference No: 240351001-50775

 Total Rooms: 12

 Floor Area (m<sup>2</sup>) : 415

 Bathrooms: 4

 Bedrooms: 4

# House of Character - For Sale - Naxxar

Naxxar - A House of character in the heart of this sought after street full of old properties of Maltese characteristics. The ground floor of this property comprises of a large welcoming entrance hall, a living area on the left hand side leading through to the kitchen/dining and a separate bedroom with en-suite and a guest facilities. All rooms on the ground floor level are interconnecting with the central courtyard which is very private, provides plenty of natural light and shade at other times of the day. On the first floor there are three bedrooms, all with an en-suite and one of which has a walk-in closet. All the rooms overlooks the central courtyard from the loggia. The rooftop area consists of a spacious area for entertaining, a laundry room and permits in hand for rooftop pool. The property has underfloor heating in all the bedrooms, en-suites and living area, it has 3 phase electricity installed and also a water heat pump. Freehold

## Features

- ✓ Kitchen/Dinette
- ✓ Parquet Floor
- ✓ Soffit Ceilings
- ✓ Wi-Fi
- ✓ Pool
- ✓ Central Courtyard
- ✓ Air Space
- ✓ Well
- ✓ Deck
- ✓ Roof Terrace
- ✓ Pool Deck
- ✓ CCTV
- ✓ Communal Pool
- ✓ En Suite
- ✓ Marble Floor
- ✓ Skirting
- ✓ Partially Furnished
- ✓ Terrace
- ✓ Court Yard
- ✓ Space For Pool
- ✓ Balcony
- ✓ Back Yard
- ✓ Video Intercom
- ✓ Waste Room
- ✓ Alarm System

## Rooms

- ✓ Kitchen/Dining : 8.24 x 2.81 m (23.15 m<sup>2</sup>)
- ✓ Sitting : 3.91 x 3.05 m (11.93 m<sup>2</sup>)
- ✓ Double Bedroom : 2.36 x 4.13 m (9.75 m<sup>2</sup>)
- ✓ Double Bedroom : 6.19 x 2.71 m (16.77 m<sup>2</sup>)
- ✓ Double Bedroom : 2.62 x 3.37 m (8.83 m<sup>2</sup>)
- ✓ Double Bedroom : 5.22 x 2.77 m (14.46 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 1.84 x 2.71 m (4.99 m<sup>2</sup>)
- ✓ Office / Study : 3.16 x 2 m (6.32 m<sup>2</sup>)
- ✓ Hallway : 3.07 x 4.16 m (12.77 m<sup>2</sup>)
- ✓ Bathroom : 4.39 x 2.33 m (10.23 m<sup>2</sup>)
- ✓ Bathroom : 4.21 x 2.01 m (8.46 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.21 x 3.37 m (4.08 m<sup>2</sup>)
- ✓ Guest Toilet : 2.3 x 1.9 m (4.37 m<sup>2</sup>)
- ✓ Open Space : 5.58 x 6.15 m (34.32 m<sup>2</sup>)
- ✓ Open Space : 5 x 3 m (15 m<sup>2</sup>)
- ✓ Open Space : 2 x 2 m (4 m<sup>2</sup>)

# Gallery









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