

Apartment in St Julian's



St Julian's, Sliema and St Julians Surroundings



€1,500,000

Reference No: 240171006-2465

 Total Rooms: **8**

 Floor Area (m²) : **194**

 Bathrooms: **3**

 Bedrooms: **3**

Apartment - For Sale - St Julian's

Welcome to this exceptional 9th floor corner apartment located in the exclusive Tower Residences, Pendergardens' most prestigious building in the heart of St. Julian's, Malta's epicenter of vibrant living. This sophisticated 3-bedroom, 3-bathroom residence offers a rare combination of expansive space, refined interiors, and cutting-edge amenities, all complemented by 24-hour concierge service and the convenience of an elevated lifestyle. Property features include 3 double bedrooms, including a luxurious primary suite with walk-in wardrobe and ensuite. The apartment offers 160 sqm of internal living space and 35 sqm of private terraces. Soaring 10-foot-high ceilings and recessed LED lighting throughout enhance the open and airy feel. The thoughtfully designed Minimalist-Mediterranean interiors are finished to the highest standard. The home is fully furnished with designer pieces including a Molteni dining table, Musa sofa, and a The Cut Italian kitchen. High-performance Siemens A++ appliances, Daikin air-conditioning, and underfloor heating in all bathrooms merging uncompromising infrastructure with modern luxury and design. Complementing this property is an A rated Energy Performance Certificate. Smart comfort and functionality are seamlessly integrated through a home automation and intelligent lighting system. Electric curtains and thermal blackout drapes provide additional convenience. A gas fireplace, gas water heating, and a metered centralized gas system offer modern efficiency, while a water purification system brings drinkable water. A fireplace and ambient recessed lighting add cozy sophistication. Each room is equipped with dedicated network and internet access points. A smoke and fire alarm system, along with emergency lighting, ensures safety and peace of mind. Additional features include a separate laundry room with cabinetry, and high-capacity front-load washer and dryer. Multiple storage rooms provide added convenience, and the residence includes 1 assigned underground parking space. Located within walking distance to Malta's finest hotels, renowned casinos, designer shops, and gourmet restaurants, This residence delivers luxury, security, and convenience in equal measure. With the generous outdoor terrace perfect for entertaining, and full-height glass doors that invite natural light into every room, this residence defines elevated sophisticated living. This is a rare opportunity to own a truly exceptional home in one of Malta's most sought-after developments, a residence where luxury, lifestyle, and location meet without compromise.

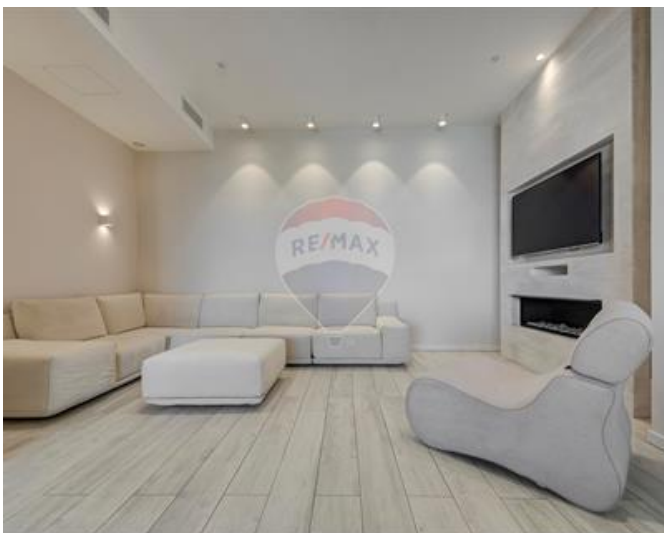
Features

- ✓ Video Hall Porter
- ✓ Gypsum Plastering
- ✓ Skirting
- ✓ Double Glazed
- ✓ Balcony
- ✓ En Suite
- ✓ A/C
- ✓ Passenger Lift
- ✓ Terrace

Rooms

- ✓ Kitchen/Living/Dining : 9.3 x 7.4 m (68.82 m²)
- ✓ Bathroom : 2.5 x 3 m (7.5 m²)
- ✓ Open Space : 1 x 0.9 m (0.9 m²)
- ✓ Double Bedroom : 4.6 x 3.8 m (17.48 m²)
- ✓ Double Bedroom : 4.4 x 4 m (17.6 m²)
- ✓ Double Bedroom : 4.8 x 4.9 m (23.52 m²)
- ✓ Open Space : 2.3 x 7.4 m (17.02 m²)
- ✓ Open Space : 2 x 4 m (8 m²)
- ✓ Open Space : 1.2 x 2.6 m (3.12 m²)
- ✓ Walk In Wardrobe : 1.6 x 4.6 m (7.36 m²)
- ✓ Shower Ensuite : 1.8 x 2.2 m (3.96 m²)
- ✓ Guest Toilet : 1.8 x 1.5 m (2.7 m²)

Gallery









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