

# Apartment in St Julian's



## St Julian's, Sliema and St Julians Surroundings



**€650,000**

Reference No: 240171029-684

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **160**

 Bathrooms: **3**

 Bedrooms: **3**

# Apartment - For Sale - St Julian's

St. Julian's presents an exquisitely positioned three-bedroom, three-bathroom apartment located in the highly desirable Balluta area, mere moments from the waterfront. Situated on a tranquil street, the property is immediately accessible to a variety of cafes, restaurants, and essential amenities, striking an ideal balance between convenience and a relaxed coastal lifestyle. The apartment is abundantly illuminated by natural light, encompassing a generous layout of approximately 160 square meters. The front balcony serves as a perfect venue for entertaining guests or simply savoring the delightful open views, which include charming distant vistas of the sea. Upon entry, a welcoming open-plan design leads to a separate kitchen, seamlessly connecting the dining and living areas. The residence comprises three bedrooms and three bathrooms, alongside a study and two rear balconies, one of which offers unobstructed views of the countryside. The property is available in shell form, with the option of an interconnected lock-up garage. It is being sold as freehold and comes highly recommended for prospective buyers.

## Features

## Rooms

- ✓ Kitchen : 6 x 5 m (30 m<sup>2</sup>)
- ✓ Living/Dining : 8 x 7 m (56 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 6 m (30 m<sup>2</sup>)
- ✓ Double Bedroom : 6 x 5 m (30 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 4 m (20 m<sup>2</sup>)
- ✓ Bathroom : 2.6 x 2.5 m (6.5 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 1.5 m (3 m<sup>2</sup>)
- ✓ Shower Ensuite : 2 x 1.5 m (3 m<sup>2</sup>)
- ✓ Open Space : 9 x 0.9 m (8.1 m<sup>2</sup>)

# Gallery





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