

# Maisonette in Floriana



## Floriana, Central



**€1,150,000**

Reference No: 240171030-822

 Total Rooms: **9**

 Floor Area (m<sup>2</sup>) : **309**

 Bathrooms: **2**

 Bedrooms: **3**

# Maisonette - For Sale - Floriana

FLORIANA - Ground floor duplex 3 bedroom maisonette in a UCA area finished to high standards situated in this premium luxury residence in Floriana. Exceptional area with large mature gardens atop the historical bastions overlooking the Grand Harbour. Comprising of a welcoming entrance hall where one finds a large kitchen/ living/ dining room, bathroom, box-room and a private backyard. This maisonette comes with an interconnected street level one car garage that can be turned into an office / games room/ gym at ground level. Accommodation on first floor includes 3 bedrooms main with ensuite. FREEHOLD. Ready built. Must be seen.

## Features

## Rooms

- ✓ Kitchen : 3.2 x 5 m (16 m<sup>2</sup>)
- ✓ Dining : 2.5 x 3.5 m (8.75 m<sup>2</sup>)
- ✓ Living : 5.2 x 3.8 m (19.76 m<sup>2</sup>)
- ✓ Box Room : 1.2 x 1.5 m (1.8 m<sup>2</sup>)
- ✓ Bathroom : 3 x 2.2 m (6.6 m<sup>2</sup>)
- ✓ Open Space : 3.5 x 4.2 m (14.7 m<sup>2</sup>)
- ✓ Garage : 6 x 3.3 m (19.8 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 3.5 m (17.5 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.2 x 2 m (4.4 m<sup>2</sup>)
- ✓ Double Bedroom : 3.4 x 3.2 m (10.88 m<sup>2</sup>)
- ✓ Double Bedroom : 3.4 x 3.5 m (11.9 m<sup>2</sup>)
- ✓ Open Space : 0.8 x 6 m (4.8 m<sup>2</sup>)

# Gallery









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