

# Townhouse in Sliema



**Sliema, Sliema and St Julians Surroundings**



€0

Reference No: 240221028-1369

 Total Rooms: 14

 Floor Area (m<sup>2</sup>) : 320

 Bathrooms: 6

 Bedrooms: 5

# Townhouse - For Sale - Sliema

SLIEMA - Double fronted, exceptionally well converted Townhouse finished to high specifications and offering the rare comforts not normally found in a Sliema house. Entrance through a bright arched hallway with lateral rooms on either side, leading to a spacious living / kitchen area, with walk-out onto the garden / pool area. The main rooms at ground floor level have under-floor heating as well as being air-conditioned. Light and sound system throughout, while certain features, such as a live fireplace, a large paraffin stove in the hallway, make this property truly a cosy residence. The outside area offers ample entertaining space complemented with a sizable pool and deck area. The upper level comprises 4 double bedrooms, each with its own en-suite, all finished to exceptionally high standards. A proper washroom / maid's quarters is also available at roof level. A large, 8 car, inter-connecting garage and games room is situated at the basement level and is accessible from the back street. The property is equipped with VRF air-conditioned system in all rooms , under-floor heating in all rooms including bathrooms, Wi-Fi , Satellite TV, Cable TV system, sound system, intruder alarm with auto dialler, CCTV system, photovoltaic panels and more. One definitely needs to view the property to appreciate the standard of finishes as well as the typical features such houses offer.

## Features

- ✓ Automatic door
- ✓ Entrance Hall
- ✓ Floor Heating
- ✓ Wood Stove Heating
- ✓ 3 Phase Electricity
- ✓ Skirting
- ✓ Terrace
- ✓ Garden
- ✓ En Suite
- ✓ Fire Place Heating
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ A/C
- ✓ Pool
- ✓ Well
- ✓ Solar Water Heating

## Rooms

- ✓ Kitchen/Living/Dining : 6.5 x 5.4 m (35.1 m2)
- ✓ Dining : 7 x 3.39 m (23.73 m2)
- ✓ Sitting : 3.9 x 4.6 m (17.94 m2)
- ✓ Double Bedroom : 6 x 6.5 m (39 m2)

- ✓ Double Bedroom : 4 x 7 m (28 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 8 m (32 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 6 m (30 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 3 m (12 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3 x 1.5 m (4.5 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.5 x 2 m (5 m<sup>2</sup>)
- ✓ Guest Toilet : 3 x 2 m (6 m<sup>2</sup>)
- ✓ Bathroom : 4 x 3 m (12 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3 x 2 m (6 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 1.5 m (3 m<sup>2</sup>)

# Gallery







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