

# Penthouse in Naxxar



**Naxxar, Central**



**€725,000**

Reference No: 240221028-1799

 Total Rooms: **7**

 Floor Area (m<sup>2</sup>): **237**

 Bathrooms: **2**

 Bedrooms: **3**

# Penthouse - For Sale - Naxxar

NAXXAR - New on the Market. This TRIPLEX PENTHOUSE forms part of a new block of only 2 units. The Property is border with the UCA border, so no new development is allowed next door. The Penthouse comprises of 3 bedrooms on the first level, which is accessible directly from the lift. The Master Bedroom overlooks the quiet street with 2 balconies. The 2 other bedrooms each have a small terrace and window. On the second level, one would find a large open plan Kitchen / living dining room, also overlooking the quiet road with 2 balconies, but also a large terrace on the side with open views. On the top floor, one would find a large rooftop terrace / pool deck and a large 20+ sqm area for a pool. The property is being sold finished excluding bathrooms and internal doors. The facade is complete, and all external apertures are affixed with PVC double glazed apertures. All terraces are complete with tiles. The common parts will be complete with lift and all. Property is Freehold and including airspace.

## Features

- ✓ Lift
- ✓ En Suite
- ✓ Passenger Lift
- ✓ Pool
- ✓ Air Space
- ✓ Balcony
- ✓ Pool Deck
- ✓ Video Hall Porter
- ✓ Entrance Hall
- ✓ Double Glazed
- ✓ Terrace
- ✓ Space For Pool
- ✓ Deck

## Rooms

- ✓ Double Bedroom : 6.08 x 4.43 m (26.93 m2)
- ✓ Open Space : 2.5 x 1.03 m (2.58 m2)
- ✓ Open Space : 1.34 x 1.03 m (1.38 m2)
- ✓ Bathroom : 3.15 x 1.59 m (5.01 m2)
- ✓ Hallway : 6.08 x 1.5 m (9.12 m2)
- ✓ Double Bedroom : 4.87 x 3.04 m (14.8 m2)
- ✓ Open Space : 3.76 x 1 m (3.76 m2)

- ✓ Double Bedroom : 3.98 x 3.04 m (12.1 m<sup>2</sup>)
- ✓ Open Space : 2 x 1.34 m (2.68 m<sup>2</sup>)
- ✓ Kitchen/Living/Dining : 7.74 x 6.06 m (46.9 m<sup>2</sup>)
- ✓ Open Space : 10 x 3.05 m (30.5 m<sup>2</sup>)
- ✓ Open Space : 2.5 x 1.03 m (2.58 m<sup>2</sup>)
- ✓ Open Space : 1.34 x 1.03 m (1.38 m<sup>2</sup>)
- ✓ Open Space : 10 x 2.8 m (28 m<sup>2</sup>)
- ✓ Landing : 4.93 x 2.8 m (13.8 m<sup>2</sup>)
- ✓ Laundry : 4.15 x 3.74 m (15.52 m<sup>2</sup>)
- ✓ Bathroom : 3.9 x 1.61 m (6.28 m<sup>2</sup>)

# Gallery







**Manuel Borg**

RE/MAX Excellence - Piazzetta

M: 79494425

E: manuel@remax.com.mt

T: 21341341

**RE/MAX Excellence - Piazzetta**

114B, Tower Road, Sliema, Malta