

# Penthouse Duplex in Swatar




**Swatar, Sliema and St Julians Surroundings**



**€720,000**

Reference No: 240221028-1881

 Total Rooms: **9**

 Floor Area (m<sup>2</sup>) : **190**

 Bathrooms: **3**

 Bedrooms: **3**

# Penthouse Duplex - For Sale - Swatar

Swatar - A highly finished Duplex Penthouse situated on a very quite road and on high grounds, therefore enjoys panoramic views stretching from Valletta to Mdina. When entering this highly finished property at the upper level, one enters in to an impressive double height open plan Kitchen / Living / Dining which leads to a large terrace with ample entertaining space, guest toilet, an intermediate wine cellar and a back balcony. On the lower floor there are 3 double bedrooms (main with an ensuite shower and walkin closet), a main bathroom, wash room, front and back balconies. Property is freehold and being sold partly furnished.

## Features

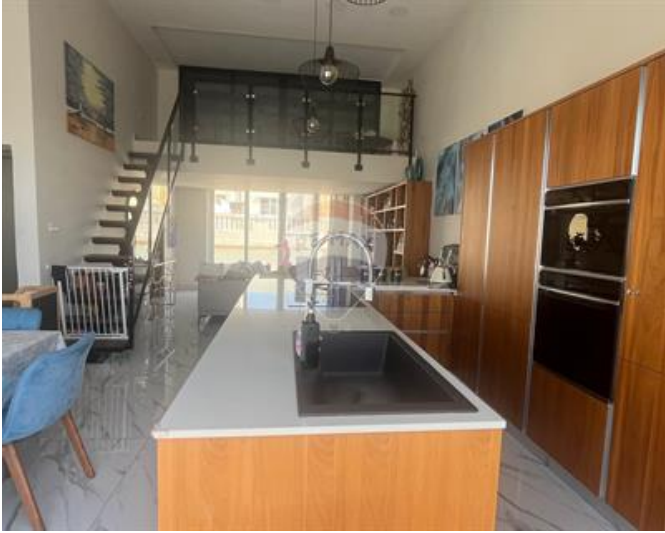
- ✓ Kitchen/Dinette
- ✓ Video Hall Porter
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ Passenger Lift
- ✓ Partially Furnished
- ✓ Air Space
- ✓ Video Intercom
- ✓ Ceramic Floor
- ✓ En Suite
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Double Glazed
- ✓ Terrace
- ✓ Balcony

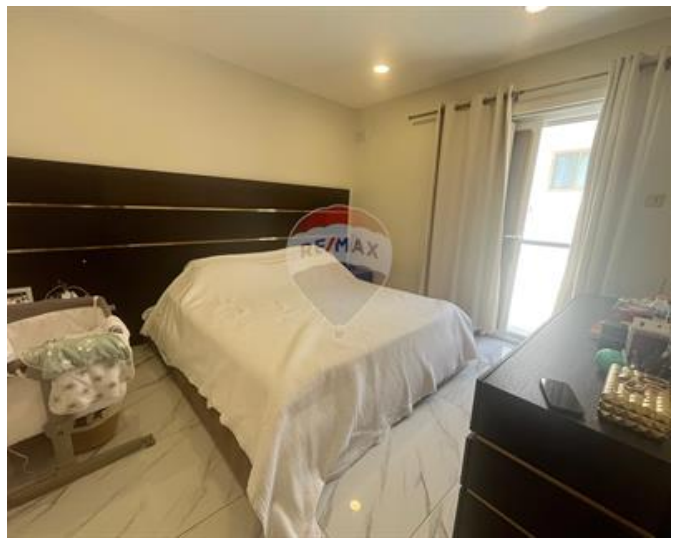
## Rooms

- ✓ Kitchen/Living/Dining : 8.6 x 4.5 m (38.7 m2)
- ✓ Double Bedroom : 3.1 x 3.6 m (11.16 m2)
- ✓ Double Bedroom : 3.1 x 4.4 m (13.64 m2)
- ✓ Double Bedroom : 3.1 x 6.1 m (18.91 m2)
- ✓ Cellar : 6 x 2 m (12 m2)
- ✓ Bathroom : 2.1 x 2.5 m (5.25 m2)

- ✓ Shower Ensuite : 2.9 x 2.5 m (7.25 m<sup>2</sup>)
- ✓ Guest Toilet : 1.2 x 1.5 m (1.8 m<sup>2</sup>)
- ✓ Laundry : 1 x 1.5 m (1.5 m<sup>2</sup>)
- ✓ Open Space : 6 x 1 m (6 m<sup>2</sup>)
- ✓ Open Space : 4.5 x 0.7 m (3.15 m<sup>2</sup>)
- ✓ Open Space : 6 x 1.2 m (7.2 m<sup>2</sup>)
- ✓ Open Space : 6.3 x 4.55 m (28.66 m<sup>2</sup>)

# Gallery









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