

# Townhouse in Cospicua



**Cospicua, South**



**€625,000**

Reference No: 240221059-218

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **150**

 Bathrooms: **2**

 Bedrooms: **2**

# Townhouse - For Sale - Cospicua

Welcome to an exquisite townhouse on a quaint and quiet pedestrian street in Bormla, very close to gardens and Birgu seafront and yacht marina! Tastefully renovated and beautifully furnished with authentic features preserved, yet bright and luxurious modern feel throughout, this spacious 150 sqm townhouse, is ideal for those seeking a comfortable and stylish home in this charming location. The impressive entrance with Maltese floor tiles has an original staircase and an internal yard, bringing light to all three levels, and space for a lift. On the first floor is a spacious master bedroom with an integrated lovely bathroom fitted with stylish bath tub, and a private balcony. Continuing to the second floor, you find another spacious bedroom with its own comfortable living area and a luxurious shower room, ideal for your teenager or guests. All rooms are privately accessed from its own doors with no passing through, which is unusual in these types of townhouses. The top floor has a modern kitchen and dining area with direct access to a good sized terrace, with fabulous views towards the harbour, and ideal for entertaining. Here is where you will spend most of your time, relaxing, enjoying your meals, sipping your morning tea or coffee and your evening drink with friends and family. There is also a permit applied to extend the stairs to the roof and install a railing for another amazing roof terrace with 360 views! The townhouse is sold fully furnished, Freehold, with roof and airspace and UCA (Tax Free). A new underground parking house is being built a short stroll away.

## Features

- ✓ Kitchen/Dinette
- ✓ A/C
- ✓ Yard
- ✓ Water Utility
- ✓ Terrace
- ✓ Balcony

## Rooms

- ✓ Double Bedroom : 6.04 x 4.67 m (28.21 m<sup>2</sup>)
- ✓ Open Space : 2.2 x 1.2 m (2.64 m<sup>2</sup>)
- ✓ Double Bedroom : 3.58 x 4.67 m (16.72 m<sup>2</sup>)
- ✓ Living : 2.46 x 3.18 m (7.82 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.46 x 1.49 m (3.67 m<sup>2</sup>)
- ✓ Open Space : 2.2 x 1.2 m (2.64 m<sup>2</sup>)
- ✓ Kitchen/Dining : 3.44 x 4.67 m (16.06 m<sup>2</sup>)
- ✓ Open Space : 9.26 x 4.67 m (43.24 m<sup>2</sup>)

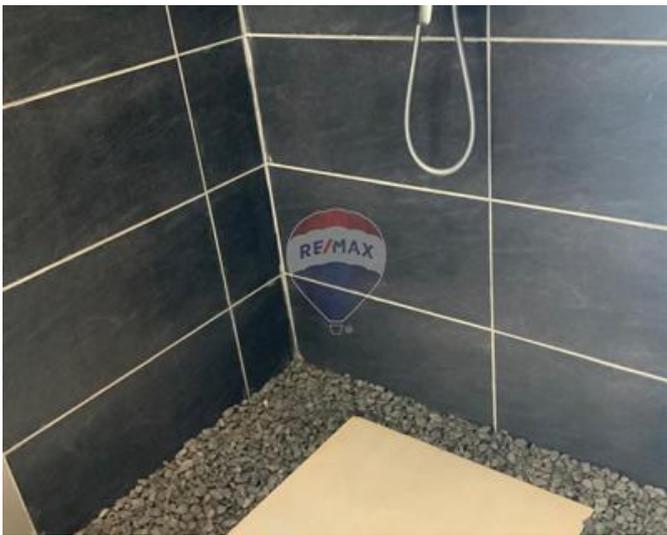
- ✓ Open Space : 2.82 x 1.49 m (4.2 m<sup>2</sup>)
- ✓ Open Space : 2.46 x 4.67 m (11.49 m<sup>2</sup>)
- ✓ Open Space : 3.58 x 1.49 m (5.33 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.5 x 2 m (5 m<sup>2</sup>)

# Gallery













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