

# Maisonette in Swatar



Swatar, Sliema and St Julians Surroundings



**€495,000**

Reference No: 240251096-428

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **121**

 Bathrooms: **2**

 Bedrooms: **3**

# Maisonette - For Sale - Swatar

Highly finished and fully furnished first floor maisonette situated in this much sought after central location. Layout consists of a spacious open plan kitchen/living/dining area, three bedrooms and a guest bathroom. Main bedroom has a walkin wardrobe and an ensuite shower. The maisonette is flooded with natural light coming in from the front balcony and multiple windows on the facade of the property. A private roof terrace and a washroom give added value to this property. An interconnected two car garage is optional for an additional price.

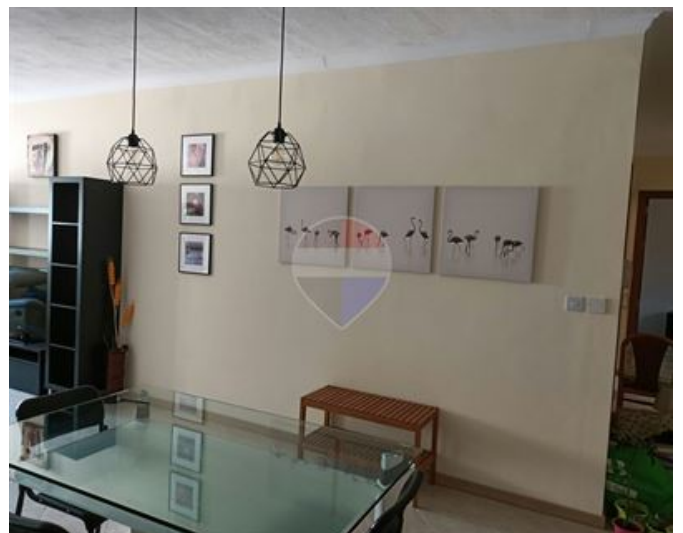
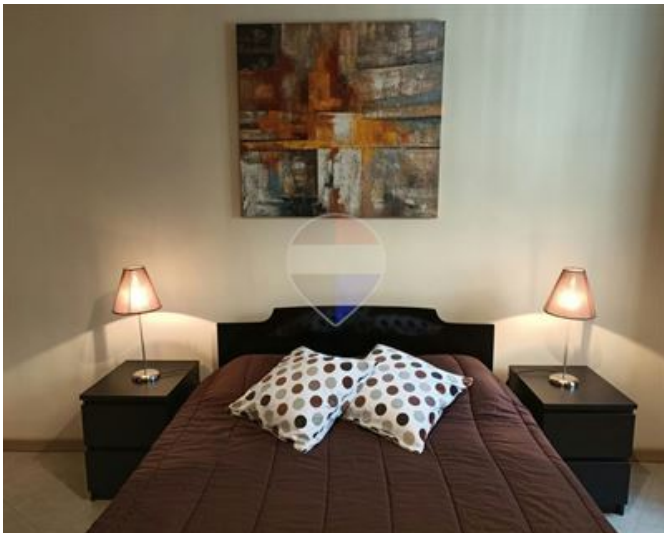
## Features

- ✓ Natural Gas
- ✓ Ceramic Floor
- ✓ Walk in Wardrobe
- ✓ Electricity Utility
- ✓ Skirting
- ✓ Balcony
- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Water Utility
- ✓ A/C
- ✓ Double Glazed
- ✓ Roof Terrace

## Rooms

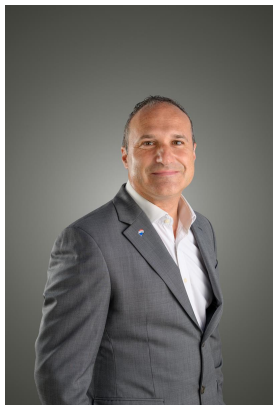
- ✓ Kitchen/Living/Dining : 12 x 3.67 m (44.04 m2)
- ✓ Double Bedroom : 3.9 x 3.6 m (14.04 m2)
- ✓ Double Bedroom : 5.9 x 3.8 m (22.42 m2)
- ✓ Double Bedroom : 4.6 x 2.9 m (13.34 m2)
- ✓ Bathroom : 2.47 x 1.3 m (3.21 m2)
- ✓ Shower Ensuite : 2.6 x 1.7 m (4.42 m2)
- ✓ Walk In Wardrobe : 2.5 x 1.9 m (4.75 m2)
- ✓ Laundry : 2.8 x 1.9 m (5.32 m2)
- ✓ Open Space : 5.1 x 3.9 m (19.89 m2)
- ✓ Open Space : 4 x 2 m (8 m2)

# Gallery









**Clive Pollacco**

RE/MAX Advantage

M: 79486346

E: [clivep@remax.com.mt](mailto:clivep@remax.com.mt)

T: 21222123

**RE/MAX Advantage**

Advantage Residential Ltd, Triq Dun Karm, Birkirkara, Malta