

# Townhouse in St Julian's



**St Julian's, Sliema and St Julians Surroundings**



€0

Reference No: 240271001-1516

 Total Rooms: **9**

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

 Bathrooms: **4**

 Bedrooms: **3**

# Townhouse - For Sale - St Julian's

ST JULIANS – TOWNHOUSE - A rare find, newly and highly converted traditional Maltese townhouse in the heart of St Julian's, minutes away from the seafront and within walking distance to all main amenities. The welcoming entrance, has a formal Sitting room, Kitchenette/Living space, main Bathroom, and a Backyard. On the first floor, a guest Toilet, a small back Balcony, a second Bathroom, a Kitchenette/Living space with a single bed, and also a double bed in the loft (accessible by a small staircase). A small balcony, overlooking the majestic view of St Julian's complements this floor. The uppermost floor consists of another Kitchenette/Living space, Bedroom, third Bathroom, and a beautiful Terrace; benefiting from ample natural light and fresh air. Every floor is equipped with a fitted kitchenette (including a microwave and a mini fridge), an AC unit, a TV, a washing machine, a tumble dryer, and also a security alarm system. The alarms can be switched on separately or simultaneously. This majestic property has a well and also boasts a roof terrace enjoying unobstructed breathtaking sea views. It is the perfect rental investment (an Air'b'nb renting out 3 separate units) or it can make a lovely family home. Don't miss this unique opportunity - book your viewing today.

## Features

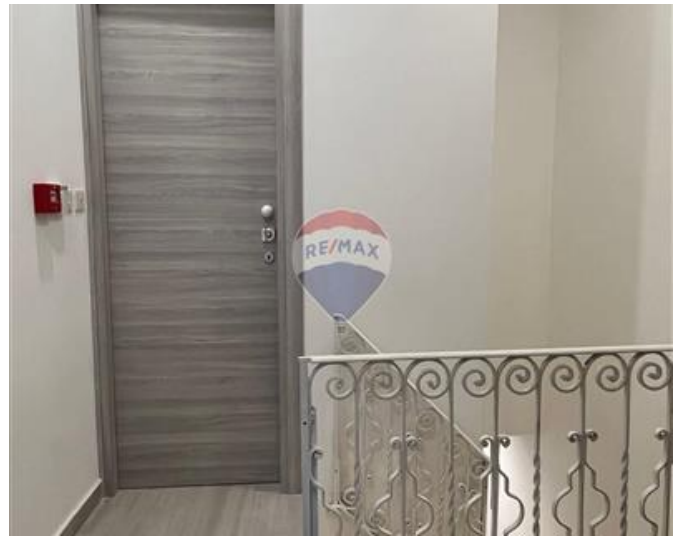
- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ Skirting
- ✓ Fire Safety
- ✓ Terrace
- ✓ Well
- ✓ Back Yard
- ✓ Front Patio
- ✓ Alarm System
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Wi-Fi
- ✓ Double Glazed
- ✓ Air Space
- ✓ Balcony
- ✓ Roof Terrace
- ✓ CCTV
- ✓ Satellite / TV/ Cable

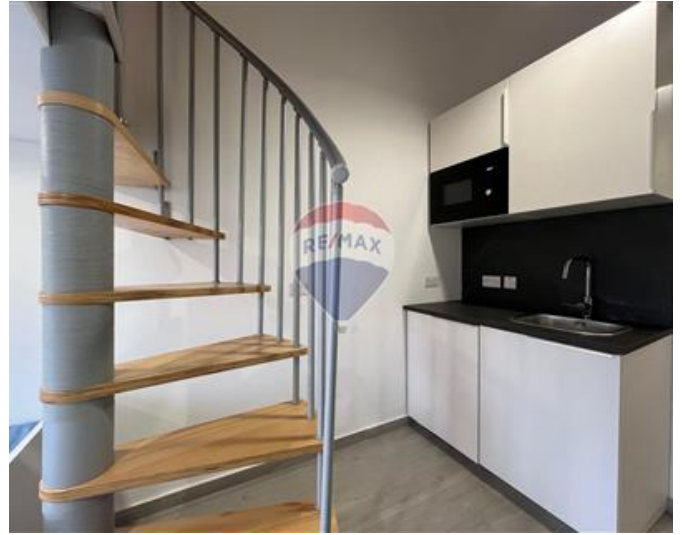
## Rooms

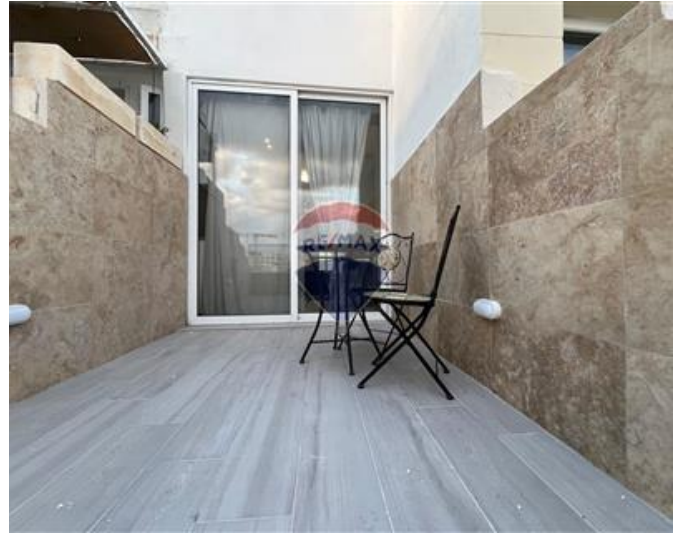
- ✓ Kitchen/Dining : 3.19 x 2.5 m (7.97 m<sup>2</sup>)
- ✓ Sitting : 5.2 x 2.24 m (11.65 m<sup>2</sup>)
- ✓ Double Bedroom : 3.08 x 4.82 m (14.85 m<sup>2</sup>)
- ✓ Double Bedroom : 5.39 x 2.52 m (13.58 m<sup>2</sup>)
- ✓ Open Space : 0.67 x 1.91 m (1.28 m<sup>2</sup>)
- ✓ Open Space : 1.4 x 1.11 m (1.55 m<sup>2</sup>)
- ✓ Open Space : 4.1 x 2.22 m (9.1 m<sup>2</sup>)
- ✓ Open Space : 2.52 x 0.42 m (1.06 m<sup>2</sup>)
- ✓ Open Space : 8.17 x 2.55 m (20.83 m<sup>2</sup>)
- ✓ Open Space : 2.52 x 2.5 m (6.3 m<sup>2</sup>)
- ✓ Double Bedroom : 4.16 x 2.5 m (10.4 m<sup>2</sup>)
- ✓ Hallway : 1.72 x 2.5 m (4.3 m<sup>2</sup>)
- ✓ Landing : 3.77 x 2.5 m (9.43 m<sup>2</sup>)
- ✓ Landing : 1.63 x 1.04 m (1.7 m<sup>2</sup>)
- ✓ Bathroom : 1 x 2.22 m (2.22 m<sup>2</sup>)
- ✓ Bathroom : 1.27 x 1.64 m (2.08 m<sup>2</sup>)
- ✓ Bathroom : 2.47 x 1.78 m (4.4 m<sup>2</sup>)
- ✓ Guest Toilet : 1.72 x 1.07 m (1.84 m<sup>2</sup>)

# Gallery













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