

# Apartment in Birkirkara



**Birkirkara, Central**



**€320,000**

Reference No: 240271007-1274

 Total Rooms: **5**

 Floor Area (m<sup>2</sup>) : **117**

 Bathrooms: **2**

 Bedrooms: **2**

# Apartment - For Sale - Birkirkara

BIRKIRKARA – 3RD FLOOR APARTMENT - Nestled in one of the most desirable and peaceful residential areas of Birkirkara, this newly built development offers a selection of beautifully designed Maisonettes, Apartments, and Penthouses — all crafted with modern layouts and exceptional attention to detail. This particular 3rd-floor apartment stands out as an excellent rental investment opportunity, thanks to its smart and practical layout. Both bedrooms enjoy access to private outdoor spaces, offering comfort and privacy for each occupant — an ideal setup for sharers or tenants seeking independence. The bedrooms are also well-separated, enhancing privacy and making the property highly appealing for long-term or short-let rental purposes. Optional underlying garages are available for added convenience. Each property is being sold in shell form, allowing buyers the freedom to finish the interiors to their taste. A fully finished option is also available for an additional €30,000, ensuring a smooth and hassle-free move-in experience. This is a fantastic opportunity to acquire a stylish home or a high-yield rental property in a prime location. Contact the agent today for more information or to schedule a viewing — don't miss the chance to own one of these exceptional properties.

## Features

- ✓ Lift
- ✓ PVC Piping
- ✓ Double Glazed
- ✓ Balcony
- ✓ En Suite
- ✓ Passenger Lift
- ✓ Terrace

## Rooms

- ✓ Kitchen/Living/Dining : 8.76 x 4.28 m (37.49 m<sup>2</sup>)
- ✓ Double Bedroom : 3.96 x 3.1 m (12.28 m<sup>2</sup>)
- ✓ Double Bedroom : 3.4 x 4.5 m (15.3 m<sup>2</sup>)
- ✓ Hallway : 13.5 x 1.15 m (15.52 m<sup>2</sup>)
- ✓ Bathroom : 2.5 x 1.88 m (4.7 m<sup>2</sup>)
- ✓ Shower Ensuite : 1.6 x 1.6 m (2.56 m<sup>2</sup>)
- ✓ Open Space : 5.25 x 1 m (5.25 m<sup>2</sup>)
- ✓ Open Space : 4.3 x 2 m (8.6 m<sup>2</sup>)

# Gallery









**Alana Camilleri**

RE/MAX South - Marsascala

M: 99727242

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

T: 21555000

**RE/MAX South - Marsascala**

53, Triq is-Salini, Marsascala, Malta