

# Maisonette Duplex in Birzebbuga



**Birzebbuga, South**



**€622,000**

Reference No: 240271042-165

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **162**

 Bathrooms: **2**

 Bedrooms: **3**

# Maisonette Duplex - For Sale - Birzebuga

BIRZEBBUGIA - Fully furnished and meticulously well-maintained, this DUPLEX MAISONETTE, situated overlooking a peaceful ODZ area, offering both comfort and privacy. The property features a spacious Open plan Kitchen/Living/Dining area leading onto a spacious front Terrace, along with a main Bathroom, three double Bedrooms, two of which enjoy private Balconies. The master bedroom also enjoys an Ensuite. Upstairs, a large Washroom leads onto a stunning terrace overlooking ODZ views, complemented by a well-proportioned private pool, perfect for outdoor relaxation. The property also benefits from full Airspace ownership, offering future potential. An optional ventilated two-car garage is available, which features a private well that supports the house's water supply management. Call your preferred Remax agent today for an immediate viewing.

## Features

- ✓ En Suite
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Terrace
- ✓ Roof Terrace
- ✓ Solar Panels
- ✓ Fire Place Heating
- ✓ 3 Phase Electricity
- ✓ Pool
- ✓ Air Space
- ✓ Video Intercom
- ✓ Pool Deck

## Rooms

- ✓ Kitchen/Living/Dining : 8.7 x 8.05 m (70.03 m<sup>2</sup>)
- ✓ Double Bedroom : 5.32 x 3.22 m (17.13 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 2.43 m (12.15 m<sup>2</sup>)
- ✓ Double Bedroom : 5.32 x 2.74 m (14.58 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2.5 x 1.4 m (3.5 m<sup>2</sup>)
- ✓ Laundry : 4.95 x 4.96 m (24.55 m<sup>2</sup>)
- ✓ Bathroom : 3.4 x 2 m (6.8 m<sup>2</sup>)

- ✓ Bathroom Ensuite : 2.75 x 1.4 m (3.85 m<sup>2</sup>)
- ✓ Open Space : 5.7 x 1.8 m (10.26 m<sup>2</sup>)
- ✓ Open Space : 4 x 7.52 m (30.08 m<sup>2</sup>)
- ✓ Open Space : 4.55 x 3.05 m (13.88 m<sup>2</sup>)

# Gallery









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