

# Maisonette in Birzebbuga



**Birzebbuga, South**



**€1,170,000**

Reference No: 240271044-1717

 Total Rooms: **11**

 Floor Area (m<sup>2</sup>) : **433**

 Bathrooms: **2**

 Bedrooms: **4**

# Maisonette - For Sale - Birzebbuga

BIRZEBBUGIA - MAISONETTE – Very spacious and located just minutes from the promenade, offering an exceptional opportunity for families or investors. This larger-than-usual property features an Entrance Hall, a generous Living/Dining room and a separate Kitchen/Dining area, plus 4 double Bedrooms and 2 bathrooms. Additional versatile spaces include a Box room, Laundry room and workshops, while outside there is a private backyard and a large mature garden perfect for children, pets or outdoor entertaining. Complementing the home is an interconnected street-level garage with space for 2 cars. Currently unconverted, the property is full of character and excellent natural light, making it ideal to transform into a luxurious family residence or adapt into a childcare centre due to its larger than usual size. With its prime seaside location and strong potential, this maisonette is a rare find—contact your preferred agent today to arrange an immediate viewing or to request further information.

## Features

- ✓ Ceramic Floor
- ✓ Water Utility
- ✓ Skirting
- ✓ Space For Pool
- ✓ Garden
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Court Yard
- ✓ Back Yard

## Rooms

- ✓ Kitchen/Dining : 4.1 x 3.5 m (14.35 m<sup>2</sup>)
- ✓ Living/Dining : 9.1 x 5 m (45.5 m<sup>2</sup>)
- ✓ Double Bedroom : 3.4 x 2.8 m (9.52 m<sup>2</sup>)
- ✓ Double Bedroom : 3.4 x 4.3 m (14.62 m<sup>2</sup>)
- ✓ Double Bedroom : 3.5 x 3.4 m (11.9 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 3.4 m (17 m<sup>2</sup>)
- ✓ Box Room : 3.5 x 2 m (7 m<sup>2</sup>)
- ✓ Workshop : 3.2 x 2.1 m (6.72 m<sup>2</sup>)
- ✓ Laundry : 2.2 x 2.2 m (4.84 m<sup>2</sup>)

- ✓ Hallway : 10.8 x 1 m (10.8 m<sup>2</sup>)
- ✓ Hallway : 10.8 x 1 m (10.8 m<sup>2</sup>)
- ✓ Bathroom : 2.3 x 2.2 m (5.06 m<sup>2</sup>)
- ✓ Bathroom : 4.6 x 2.1 m (9.66 m<sup>2</sup>)
- ✓ Garage : 9.2 x 3.4 m (31.28 m<sup>2</sup>)
- ✓ Hall : 9.2 x 2.1 m (19.32 m<sup>2</sup>)
- ✓ Open Space : 14 x 14 m (196 m<sup>2</sup>)
- ✓ Open Space : 8.5 x 4.2 m (35.7 m<sup>2</sup>)

# Gallery







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