

# Townhouse in Naxxar



**Naxxar, Central**



**€450,000**

Reference No: 240291001-8141

 Total Rooms: 4

 Floor Area (m<sup>2</sup>) : 120

 Bathrooms: 1

 Bedrooms: 2

# Townhouse - For Sale - Naxxar

Naxxar small 2 bedroom townhouse in UCA area with street level 1 car garage currently waiting for permits to be issued will be sold converted and highly finished from the outside including apertures while the inside will be in shell form, currently applied layout plans consist of ground floor 1 car street level garage next to it a corridor leading to a stair case and an elevator on the first floor there are two double bedrooms and a main bathroom with one of the bedrooms having a small balcony carving the road and on the 3rd floor an open plan Kitchen living dining area leading to a nice terrace. one can decide to remove the garage move the open plan Kitchen living downstairs and ad an additional bedroom upstairs.this property is located in UCA area so no tax is payed when buying the property and is freehold. For further information don't hesitate to contact agent

## Features

- ✓ Terrace
- ✓ Roof Terrace
- ✓ Air Space

## Rooms

- ✓ Kitchen/Living/Dining : 6 x 5 m (30 m2)
- ✓ Double Bedroom : 4 x 4 m (16 m2)
- ✓ Double Bedroom : 5 x 5 m (25 m2)
- ✓ Bathroom : 4 x 6 m (24 m2)
- ✓ Open Space : 4 x 3 m (12 m2)
- ✓ Open Space : 3 x 3 m (9 m2)

# Gallery







**RE/MAX North - Qawra**

RE/MAX North - Qawra

M: 21585844

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

T: 21585844

**RE/MAX North - Qawra**

Dawret il-Gzejjer, Qawra, St Paul's Bay, Malta