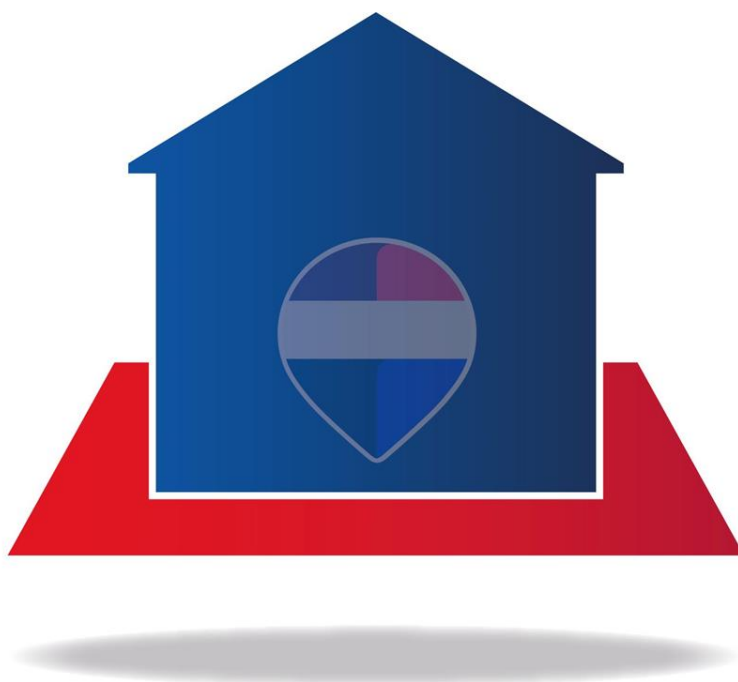


# Site in St Paul's Bay



St Paul's Bay, North



**€6,400,000**

Reference No: 240471014-1521

 Total Rooms: **0**

 Floor Area (m<sup>2</sup>) : **800**

 Bathrooms: **0**

 Bedrooms: **0**

# Site - For Sale - St Paul's Bay

St Paul's Bay Dual-Opportunity Site A rare, versatile development holding in a quiet residential pocket of St Paul's Bay, steps from the beach and vibrant nightlife. The site comes with two fully scoped routes: Option 1 permits the creation of an approx. 45-room hotel with the potential to add two further floors, tapping directly into Malta's year-round tourism demand. Option 2 offers a residential play, involving demolition of the existing townhouse, excavation of two basement parking levels, and construction of a ground-to-fifth-floor block plus a receded penthouse level, delivering a ground-floor 2-bedroom maisonette, 4 one-bedroom, 6 two-bedroom, and 4 three-bedroom apartments, crowned by a mix of 1- and 2-bedroom penthouses. Investors can pivot between hospitality income and strong residential capital growth in a single, superbly located site.

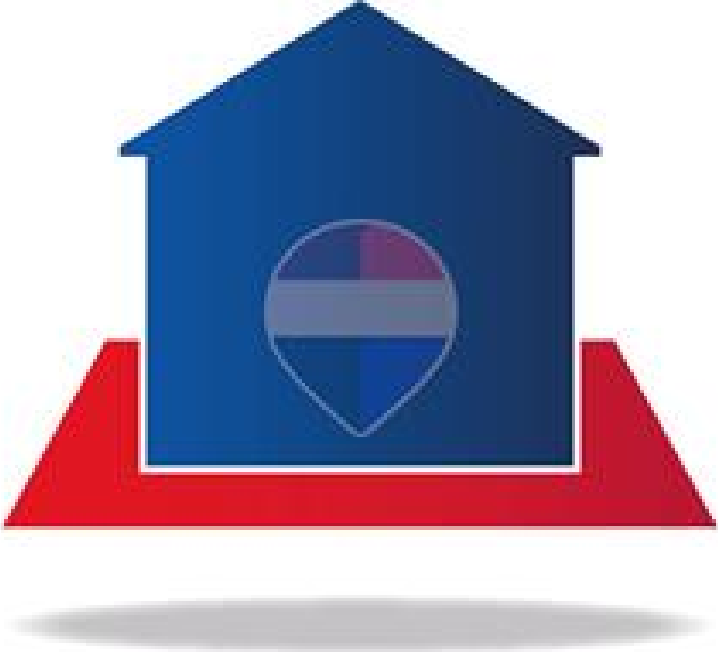
Option 1 - Hotel Development Option 2 - Residential Development

## Features

## Rooms

- ✓ Open Space : 40 x 20 m (800 m<sup>2</sup>)

# Gallery





**Mark Micallef**

RE/MAX Luxe - Sliema

M: 99423070

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

T: 27992796

**RE/MAX Luxe - Sliema**

58, Tigne Seafront, Sliema, Malta