

Townhouse in Sliema



Sliema, Sliema and St Julians Surroundings



€1,095,000

Reference No: 240471022-40

 Total Rooms: **9**

 Floor Area (m²) : **260**

 Bathrooms: **3**

 Bedrooms: **4**

Townhouse - For Sale - Sliema

Located in an Urban Conservation Area (UCA) in Sliema and walking distance to Balluta Bay / St Julians seafront promenade, is this charming four bedroom townhouse for sale with spacious back garden (circa 100 sqm) ideal for entertaining family and guests. House comprises of at ground floor level, a welcoming entrance hallway; formal dining room (or potential as a living room); separate Kitchen/Breakfast/Dining area; guest bathroom and box room. Spacious outdoor area comprises of elevated terrace facing garden and leading down to garden and patio area – ideal for Al Fresco Dining. Garden is spacious enough to either maintain as is otherwise space for a swimming pool. Also at garden level, one finds a basement room which can be used as a games room or gym or office – interconnected with house. At first floor level, one finds four bedrooms (one with en suite; three with balconies; one currently used as Art/Gallery Room) and main bathroom at roof level with access to roof terrace. This lovely cozy house enjoys traditional features such as high ceilings, patterned tiles, stone slabs/timber beams, original staircase, traditional Maltese wooden balcony and original front door. Freehold.

Features

- ✓ En Suite
- ✓ A/C
- ✓ Back Yard
- ✓ Entrance Hall
- ✓ Balcony
- ✓ Garden

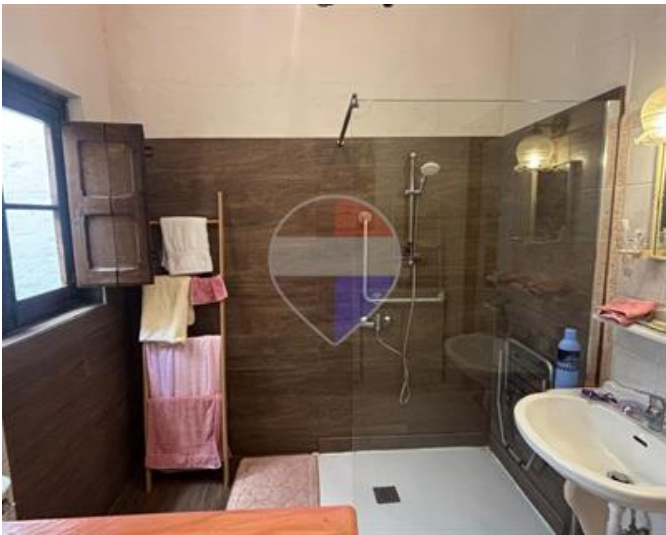
Rooms

- ✓ Open Space : 7 x 3.3 m (23.1 m2)
- ✓ Open Space : 12.2 x 8.2 m (100.04 m2)
- ✓ Hallway : 6.59 x 2.98 m (19.64 m2)
- ✓ Dining : 5.1 x 2.8 m (14.28 m2)
- ✓ Bathroom : 2.6 x 1.43 m (3.72 m2)
- ✓ Kitchen/Living/Dining : 10.75 x 3.3 m (35.48 m2)
- ✓ Open Space : 4.7 x 3.3 m (15.51 m2)
- ✓ Double Bedroom : 10.34 x 2.2 m (22.75 m2)
- ✓ Bathroom Ensuite : 2 x 1.65 m (3.3 m2)
- ✓ Double Bedroom : 3.72 x 4.93 m (18.34 m2)

- ✓ Double Bedroom : 2.3 x 5.1 m (11.73 m²)
- ✓ Double Bedroom : 3.72 x 6.38 m (23.73 m²)
- ✓ Bathroom : 2.4 x 2.8 m (6.72 m²)

Gallery











Romano Nair

RE/MAX Luxe - Sliema

M: 99276653

E: romano@remax.com.mt

T: 27992796

RE/MAX Luxe - Sliema

58, Tigne Seafront, Sliema, Malta