

# Townhouse in Floriana



Floriana, Central



€905,000

Reference No: 240471023-21

 Total Rooms: 8

 Floor Area (m<sup>2</sup>) : 215

 Bathrooms: 2

 Bedrooms: 3

# Townhouse - For Sale - Floriana

Floriana - A well maintained corner townhouse set in one of Floriana's most tranquil streets, this rare property offers exceptional versatility and captivating views extending from its basement level and street-level interconnecting two-car garage. Spanning approximately 210 sqm across four floors, the residence currently comprises ten rooms—many featuring traditional Maltese balconies—and enjoys partial Grand Harbour vistas from the Kitchen area. Structurally sound yet benefiting from modern refurbishment, the townhouse presents remarkable potential: it may be transformed into an elegant three- to four-bedroom home with a roof garden, converted into boutique tourist accommodation with the possibility of an additional floor yielding up to ten spacious suites and a shared breakfast terrace overlooking the Three Cities, or reconfigured into independent units for investment. Freehold.

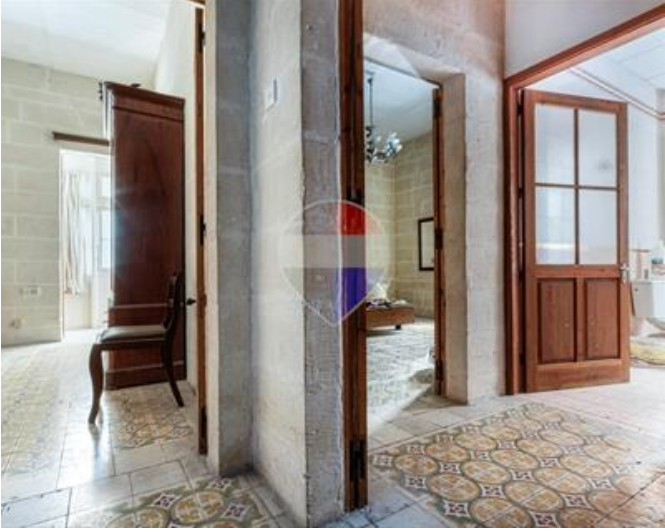
## Features

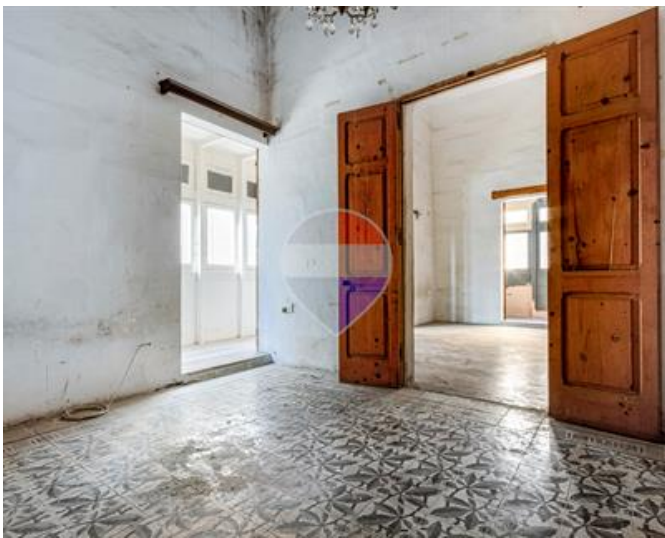
- ✓ En Suite
- ✓ Air Space
- ✓ Balcony

## Rooms

- ✓ Kitchen/Dining : 3 x 4 m (12 m<sup>2</sup>)
- ✓ Living : 3 x 4 m (12 m<sup>2</sup>)
- ✓ Double Bedroom : 6 x 4.5 m (27 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 3 m (12 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 3 m (12 m<sup>2</sup>)
- ✓ Bathroom : 3 x 2.5 m (7.5 m<sup>2</sup>)
- ✓ Laundry : 2 x 3 m (6 m<sup>2</sup>)
- ✓ Shower Ensuite : 2 x 3 m (6 m<sup>2</sup>)
- ✓ Hallway : 2 x 3.5 m (7 m<sup>2</sup>)
- ✓ Open Space : 5 x 6 m (30 m<sup>2</sup>)
- ✓ Open Space : 1 x 4 m (4 m<sup>2</sup>)
- ✓ Open Space : 1 x 2 m (2 m<sup>2</sup>)

# Gallery







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