

# Apartment in Bugibba



**Bugibba, North**



**€575,000**

Reference No: 240491016-11

 Total Rooms: **9**

 Floor Area (m<sup>2</sup>): **147**

 Bathrooms: **2**

 Bedrooms: **3**

# Apartment - For Sale - Bugibba

BUGIBBA - APARTMENT WITH 1+ CAR GARAGE this larger-than-usual, double-fronted, designer-finished 3-bedroom apartment offers a rare combination of generous internal space, outdoor areas, and a street-level garage in one of Bugibba's most central and sought-after pedestrian zones. The property forms part of a small block of only 6 units and is located just a few metres from the main square, ensuring immediate access to all amenities, shops, restaurants, and public transport. Situated on the first floor, the apartment offers a total area of approximately 156 sqm (125 sqm internal), designed with a well-balanced and highly functional layout. Upon entering, one is welcomed into a spacious kitchen area that flows into an L-shaped living and dining space, creating a comfortable and modern open living environment ideal for both daily living and entertaining. The property comprises three double bedrooms, each offering ample space and natural light. In addition, there is a versatile study/games room, which can easily be converted into a walk-in wardrobe or additional storage area depending on the buyer's needs. The apartment also includes a main bathroom and a guest bathroom, enhancing practicality for families or shared living arrangements. Further complementing the internal layout are multiple outdoor spaces, including an internal courtyard, a backyard, and a front balcony, providing valuable natural light, ventilation, and private outdoor areas. The property also benefits from use of roof space, adding further utility and potential. A key feature of this property is the included 1+ car street-level garage, located just a corner away from the apartment (not interconnected), offering secure parking and additional storage flexibility—an extremely valuable asset in this central location. Being freehold, this property presents a strong long-term investment opportunity or a spacious family home in the heart of Bugibba, combining modern design, generous space, and exceptional convenience in one of the area's most desirable settings.

## Features

- ✓ Natural Gas
- ✓ Fire Place Heating
- ✓ Floors - Hardwood
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Central Courtyard
- ✓ Balcony
- ✓ Kitchen/Dinette
- ✓ Parquet Floor
- ✓ Electricity Utility
- ✓ PVC Piping
- ✓ Double Glazed
- ✓ Space For Pool
- ✓ Back Yard

## Rooms

- ✓ Living/Dining : 6.76 x 3.92 m (26.5 m2)

- ✓ Living/Dining : 4 x 3.93 m (15.72 m<sup>2</sup>)
- ✓ Hallway : 1 x 4.47 m (4.47 m<sup>2</sup>)
- ✓ Double Bedroom : 2.67 x 4.15 m (11.08 m<sup>2</sup>)
- ✓ Double Bedroom : 2.67 x 4.37 m (11.67 m<sup>2</sup>)
- ✓ Double Bedroom : 3.78 x 4.14 m (15.65 m<sup>2</sup>)
- ✓ Bathroom : 0.86 x 2.14 m (1.84 m<sup>2</sup>)
- ✓ Bathroom : 2.1 x 2.55 m (5.35 m<sup>2</sup>)
- ✓ Kitchen : 2.14 x 3.6 m (7.7 m<sup>2</sup>)
- ✓ Box Room : 2.64 x 2.6 m (6.86 m<sup>2</sup>)
- ✓ Open Space : 2.7 x 4 m (10.8 m<sup>2</sup>)
- ✓ Open Space : 5.8 x 5.1 m (29.58 m<sup>2</sup>)

# Gallery

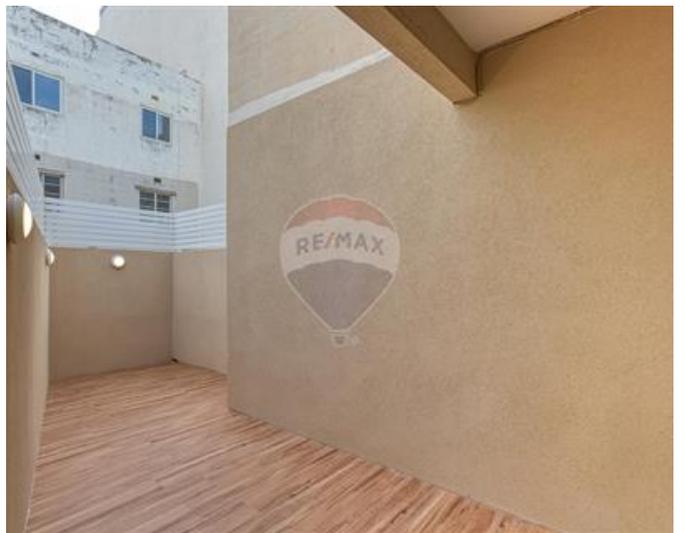
















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