

# Maisonette in Marsascala



**Marsascala, South**



**€370,000**

Reference No: 240491016-21

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **39**

 Bathrooms: **2**

 Bedrooms: **3**

# Maisonette - For Sale - Marsascala

MARSASCALA - MAISONETTE this well-located maisonette is situated in a highly convenient area of Marsascala, close to all essential amenities including shops, restaurants, public transport, and the seafront. The property offers a practical and versatile layout, making it suitable both as a comfortable residential home and as a strong rental investment opportunity for long or short lets. Upon entering, the property features a spacious open-plan kitchen, living, and dining area, designed to create a bright and functional central living space ideal for everyday living and entertaining. The layout is well-proportioned, allowing for efficient use of space while maintaining a comfortable flow throughout the home. The accommodation comprises three bedrooms, providing ample space for families, guests, or shared living arrangements. The property also includes two bathrooms, ensuring convenience and practicality for occupants, especially in rental use scenarios. A key feature of this maisonette is the inclusion of two internal courtyards, offering valuable private outdoor space that enhances natural light and ventilation throughout the property. These areas add additional charm and usability, suitable for relaxation or utility purposes. Overall, this maisonette presents a strong opportunity in Marsascala, combining space, functionality, and a prime location close to all amenities, making it ideal for both residential use and rental investment potential.

## Features

- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Electricity Utility
- ✓ A/C
- ✓ Double Glazed
- ✓ Court Yard
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ PVC Piping
- ✓ Wi-Fi
- ✓ Central Courtyard

## Rooms

- ✓ Sitting : 3.95 x 3.92 m (15.48 m2)
- ✓ Kitchen/Dining : 6 x 3.89 m (23.34 m2)
- ✓ Kitchen : 2.56 x 2.34 m (5.99 m2)
- ✓ Bathroom : 2.47 x 2.6 m (6.42 m2)
- ✓ Open Space : 2.8 x 2.34 m (6.55 m2)

- ✓ Landing : 7.47 x 1.22 m (9.11 m<sup>2</sup>)
- ✓ Double Bedroom : 3.98 x 4.86 m (19.34 m<sup>2</sup>)
- ✓ Double Bedroom : 5.39 x 3.21 m (17.3 m<sup>2</sup>)
- ✓ Double Bedroom : 2.88 x 3.81 m (10.97 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.66 x 1.05 m (2.79 m<sup>2</sup>)
- ✓ Open Space : 4.63 x 4.75 m (21.99 m<sup>2</sup>)

# Gallery





**Gozwe Busuttil**

RE/MAX Partners - Fleur De Lys

M: 77286846

E: gozwe@remax.com.mt

T: 99467221

**RE/MAX Partners - Fleur De Lys**

242, , Triq Fleur De Lys, Fleur De Lys, Malta