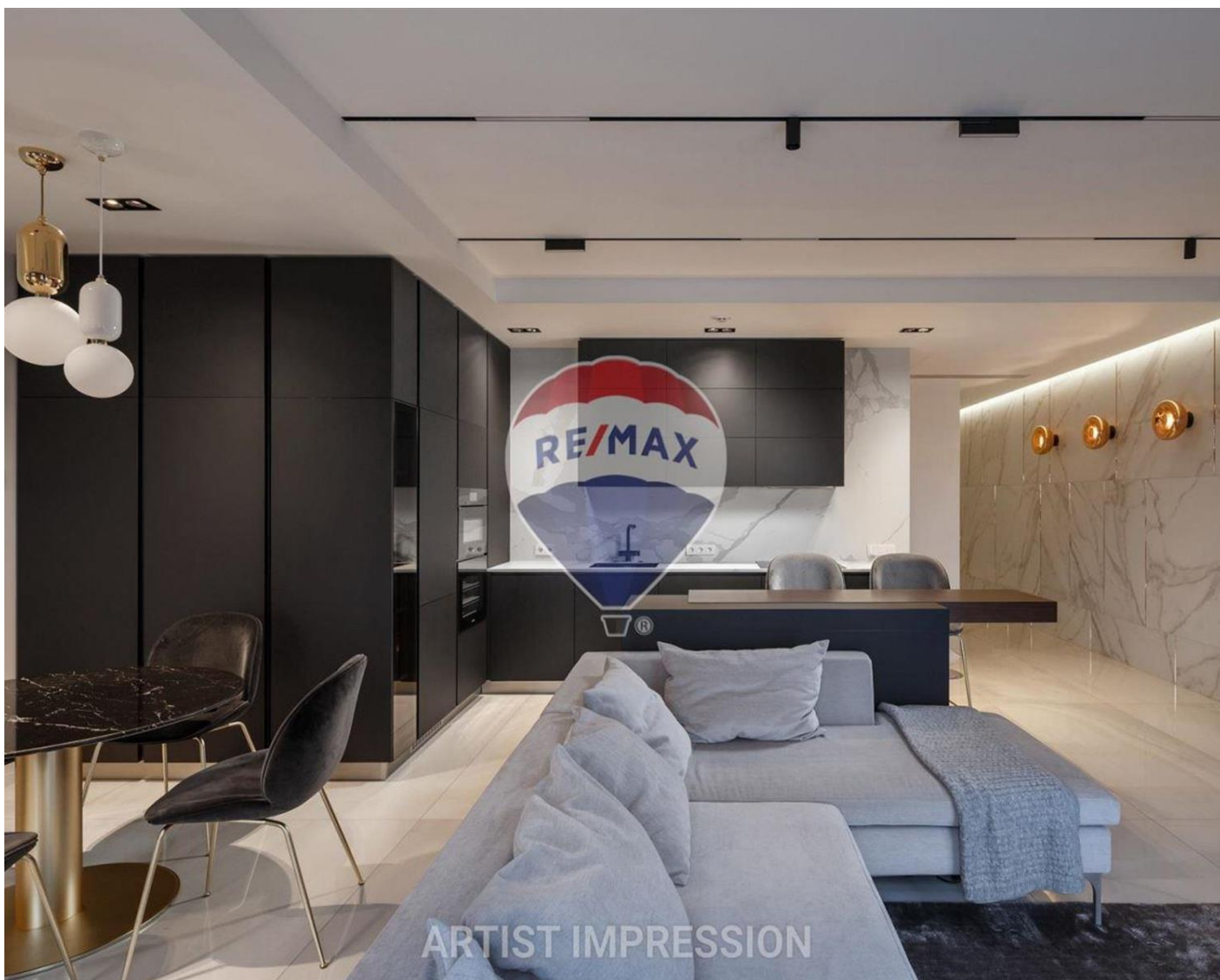


# Apartment in St Julian's



## St Julian's, Sliema and St Julians Surroundings



**€348,000**

Reference No: 240491018-416

 Total Rooms: 5

 Floor Area (m<sup>2</sup>) : 78

 Bathrooms: 1

 Bedrooms: 1

# Apartment - For Sale - St Julian's

ST. JULIANS – APARTMENT An excellent opportunity to acquire a newly constructed apartment forming part of an exclusive, small-scale development consisting of only five residential units, served with a lift from ground floor level. The project is already built, with finishing works due to commence shortly. The property offers a well-designed internal layout measuring approximately 85sqm, carefully planned to ensure comfort, practicality, and modern living standards. Upon entry, one is welcomed into a spacious open-plan kitchen, living, and dining area, which benefits from direct access to a front terrace, providing an attractive outdoor space and allowing for ample natural light throughout the main living area. Accommodation further comprises a main bathroom, a generously sized main double bedroom, and a study room which may be easily converted into a second bedroom, offering flexibility to suit individual requirements, whether as a guest room, home office, or additional sleeping space. The apartment is being sold on a freehold basis and will be delivered in a highly finished state, excluding internal doors and bathrooms, allowing the purchaser the opportunity to tailor these final finishes to their personal taste and preferences. This property represents an ideal residential home or investment opportunity in a highly sought-after area of St. Julian's, close to all amenities, entertainment venues, and the seafront. For further information or to arrange a viewing, kindly contact the agent.

## Features

- ✓ Lift
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ Terrace
- ✓ Satellite / TV/ Cable
- ✓ Ceramic Floor
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ Double Glazed
- ✓ Balcony

## Rooms

- ✓ Kitchen/Living/Dining : 4.7 x 7.2 m (33.84 m2)
- ✓ Box Room : 1.3 x 1 m (1.3 m2)
- ✓ Bathroom : 1.51 x 2.33 m (3.52 m2)
- ✓ Hallway : 4.6 x 1 m (4.6 m2)
- ✓ Double Bedroom : 2.82 x 3.4 m (9.59 m2)

- ✓ Office / Study : 3.34 x 2.07 m (6.91 m<sup>2</sup>)
- ✓ Open Space : 4.7 x 2.28 m (10.72 m<sup>2</sup>)
- ✓ Open Space : 2.36 x 1.48 m (3.49 m<sup>2</sup>)

# Gallery







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