

# Apartment in Birzebbuga



**Birzebbuga, South**



**€220,000**

Reference No: 240491018-469

 Total Rooms: 4

 Floor Area (m<sup>2</sup>) : 72

 Bathrooms: 1

 Bedrooms: 1

# Apartment - For Sale - Birzebbuga

**BIRZEBBUGA – APARTMENT** An excellent opportunity to acquire a well-laid-out apartment measuring approximately 70sqm, situated in a desirable residential area of Birzebbuga. The property features a generous open-plan layout comprising a kitchen, living, and dining area, designed to maximize space and natural light. This bright and airy living space enjoys direct access to a front-facing balcony overlooking the facade, creating a pleasant outdoor extension ideal for relaxation or entertaining. Accommodation further includes a well-sized master bedroom, offering a comfortable private space, as well as a main bathroom serving the apartment. Being sold on a freehold basis, the property will be delivered in a highly finished state, excluding internal doors and bathrooms, allowing the eventual owner the flexibility to complete these elements according to personal preference and style. This apartment presents an ideal option for first-time buyers, as well as a sound investment opportunity in a sought-after location close to all amenities. For further details or to arrange a viewing, kindly contact your preferred agent.

## Features

- ✓ Ceramic Floor
- ✓ Electricity Utility
- ✓ Skirting
- ✓ Entrance Hall
- ✓ Gypsum Plastering
- ✓ Double Glazed

## Rooms

- ✓ Kitchen/Living/Dining : 10.12 x 2.89 m (29.25 m<sup>2</sup>)
- ✓ Living : 3.6 x 3 m (10.8 m<sup>2</sup>)
- ✓ Double Bedroom : 1.8 x 3.5 m (6.3 m<sup>2</sup>)
- ✓ Bathroom : 2.7 x 1 m (2.7 m<sup>2</sup>)
- ✓ Open Space : 2.7 x 1 m (2.7 m<sup>2</sup>)

# Gallery





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