

# Apartment in Birzebbuga



**Birzebbuga, South**



**€230,000**

Reference No: 240491018-470

 Total Rooms: 4

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

 Bathrooms: 1

 Bedrooms: 1

# Apartment - For Sale - Birzebbuga

**BIRZEBBUGA – APARTMENT** An attractive apartment measuring approximately 70sqm, offering a well-planned and practical layout situated in a sought-after residential area of Birzebbuga. The property comprises a spacious open-plan kitchen, living, and dining area that enjoys abundant natural light and leads directly onto a front-facing balcony overlooking the facade, providing an inviting outdoor extension to the living space. This area has been designed to maximize both comfort and functionality, making it ideal for modern day living. Accommodation further includes a well-proportioned master bedroom, designed to offer a comfortable and private retreat, along with a main bathroom serving the property. 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 new owner the opportunity to customize these final elements to their own taste and specifications. This property represents an excellent opportunity for both first-time buyers and investors seeking a well-located and efficiently designed residence in a popular coastal town. For further information or to arrange a viewing, kindly contact your preferred real estate 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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