

# Maisonette in Birzebbuga



**Birzebbuga, South**



**€295,000**

Reference No: 240491018-471

 Total Rooms: **5**

 Floor Area (m<sup>2</sup>) : **104**

 Bathrooms: **2**

 Bedrooms: **2**

# Maisonette - For Sale - Birzebbuga

BIRZEBBUGA - MAISONETTE – A well-planned maisonette with an approximate layout of 70sqm, situated in a convenient residential area of Birzebbuga. The property comprises a spacious open plan Kitchen/Living/Dining area, which leads onto a front balcony overlooking the façade, allowing for ample natural light and ventilation. The layout further includes a master bedroom and a main bathroom, offering a practical and comfortable living space. The maisonette is being sold Freehold and highly finished, excluding internal doors and bathrooms, giving the buyer the flexibility to complete and personalise the property according to their own taste and requirements. An ideal opportunity for both residential use and investment purposes. Contact your preferred agent for more information.

## Features

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

## Rooms

- ✓ Kitchen/Living/Dining : 8.25 x 4.1 m (33.82 m<sup>2</sup>)
- ✓ Hallway : 4.36 x 2.04 m (8.89 m<sup>2</sup>)
- ✓ Bathroom : 1.42 x 2.71 m (3.85 m<sup>2</sup>)
- ✓ Double Bedroom : 2.91 x 2.71 m (7.89 m<sup>2</sup>)
- ✓ Double Bedroom : 3.5 x 4 m (14 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.91 x 2.73 m (5.21 m<sup>2</sup>)
- ✓ Open Space : 4.04 x 5.91 m (23.88 m<sup>2</sup>)

# Gallery





**Dorian Grech**

RE/MAX Partners - Fleur De Lys

M: 99676116

E: [dorian@remax.com.mt](mailto:dorian@remax.com.mt)

T: 99467221

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

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