

# Apartment Duplex in Birzebbuga



**Birzebbuga, South**



**€275,000**

Reference No: 240491018-497

 Total Rooms: 5

 Floor Area (m<sup>2</sup>) : 86

 Bathrooms: 2

 Bedrooms: 1

# Apartment Duplex - For Sale - Birzebbuga

BIRZEBBUGA - DUPLEX APARTMENT – A well-laid-out duplex apartment measuring approximately 70sqm, situated in a convenient residential area of Birzebbuga. The property comprises a spacious open plan Kitchen/Living/Dining area, which enjoys access to a front balcony overlooking the façade, allowing for natural light and ventilation. The layout further includes a master bedroom and a main bathroom, offering a practical and comfortable living arrangement. The property is being sold Freehold and highly finished, excluding internal doors and bathrooms, giving the buyer the flexibility to customise the final finishes to their own style and preferences. 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 : 8.57 x 3.34 m (28.62 m2)
- ✓ Bathroom : 2 x 1.89 m (3.78 m2)
- ✓ Bathroom : 2 x 1.98 m (3.96 m2)
- ✓ Landing : 1.7 x 1.7 m (2.89 m2)
- ✓ Double Bedroom : 3.34 x 5 m (16.7 m2)
- ✓ Office / Study : 3.1 x 2.75 m (8.53 m2)
- ✓ Hallway : 2.1 x 1.06 m (2.23 m2)
- ✓ Open Space : 2 x 1 m (2 m2)
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# Gallery





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