

# Maisonette in Gzira



**Gzira, Sliema and St Julians Surroundings**



**€395,000**

Reference No: 240491021-163

 Total Rooms: **9**

 Floor Area (m<sup>2</sup>) : **195**

 Bathrooms: **2**

 Bedrooms: **3**

# Maisonette - For Sale - Gzira

GZIRA - MAISONETTE – A spacious and well-laid-out property situated in a highly sought-after central area, offering an excellent opportunity for comfortable family living or investment purposes. The accommodation comprises a functional Kitchen/Dining area, a separate Living area, and three double bedrooms, providing ample space for modern living requirements. The property also includes two bathrooms, ensuring convenience for all occupants. Further enhancing the layout are a dedicated laundry room and a storage room, adding practicality and additional organization space. Outdoor areas include a front balcony, an internal yard that brings natural light and ventilation into the property, and a large back yard—offering exceptional potential for outdoor living, including space for a small pool and BBQ area, ideal for entertaining. This maisonette is being sold Freehold, providing long-term security and ownership benefits. A rare find in Gzira due to its generous outdoor space and versatile layout. Contact your preferred agent for more information.

## Features

- ✓ Kitchen/Dinette
- ✓ Electricity Utility
- ✓ Skirting
- ✓ Space For Pool
- ✓ Back Yard
- ✓ En Suite
- ✓ A/C
- ✓ Yard
- ✓ Balcony

## Rooms

- ✓ Kitchen/Dining : 6 x 4.6 m (27.6 m<sup>2</sup>)
- ✓ Double Bedroom : 4.4 x 4 m (17.6 m<sup>2</sup>)
- ✓ Bathroom : 2.7 x 1.9 m (5.13 m<sup>2</sup>)
- ✓ Double Bedroom : 5.1 x 4.4 m (22.44 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.7 x 1.7 m (4.59 m<sup>2</sup>)
- ✓ Open Space : 1.5 x 3.9 m (5.85 m<sup>2</sup>)
- ✓ Box Room : 1 x 2.4 m (2.4 m<sup>2</sup>)
- ✓ Double Bedroom : 4.1 x 4 m (16.4 m<sup>2</sup>)

- ✓ Box Room : 1.8 x 2 m (3.6 m<sup>2</sup>)
- ✓ Hallway : 14.5 x 1.5 m (21.75 m<sup>2</sup>)
- ✓ Laundry : 2.1 x 3.1 m (6.51 m<sup>2</sup>)
- ✓ Open Space : 6.1 x 6.4 m (39.04 m<sup>2</sup>)
- ✓ Open Space : 6.1 x 6.4 m (39.04 m<sup>2</sup>)

# Gallery





**Mandy Attard D'Emanuele**  
RE/MAX Partners - Fleur De Lys

M: 99301866  
E: mdemanuele@remax.com.mt  
T: 99467221

**RE/MAX Partners - Fleur De Lys**  
242, , Triq Fleur De Lys, Fleur De Lys, Malta