

# Apartment in Guardamangia



**Guardamangia, Sliema and St Julians Surroundings**



**€235,000**

Reference No: 240491021-45

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **96**

 Bathrooms: **2**

 Bedrooms: **2**

# Apartment - For Sale - Guardamangia

G'MANGIA - NEW ON THE MARKET – An elegant and well-presented development comprising apartments and a penthouse, ideally situated in a prime residential area of G'Mangia, while still being within close proximity to all essential amenities including shops, schools, and public transport links. The spacious 92sqm layout offers a bright and functional open plan Kitchen/Living/Dining area, designed to maximise natural light and create a comfortable modern living environment. The property includes two double bedrooms, providing ample accommodation, and two bathrooms, ensuring added convenience for residents. A box room is also included, offering valuable additional storage or utility space. A key feature of this property is the two front wide balconies, which enhance the sense of openness, provide excellent outdoor space for relaxation or entertaining, and allow abundant natural light throughout the home. The property will be sold highly finished, excluding internal doors and bathrooms, giving buyers the flexibility to personalise the final finishes according to their own style and preferences. All common parts will be fully completed, including a lift, ensuring a modern and convenient residential setting. The development is scheduled for completion by mid-2022. A well-located and attractive project offering excellent comfort, practicality, and strong investment potential.

## Features

- ✓ Lift
- ✓ En Suite
- ✓ Electricity Utility
- ✓ A/C
- ✓ Double Glazed
- ✓ Balcony
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Soffit Ceilings
- ✓ Skirting
- ✓ Terrace

## Rooms

- ✓ Kitchen/Living/Dining : 6.94 x 5.2 m (36.09 m2)
- ✓ Double Bedroom : 3.13 x 2.81 m (8.8 m2)
- ✓ Double Bedroom : 3.25 x 3.56 m (11.57 m2)
- ✓ Box Room : 1.74 x 1.74 m (3.03 m2)

- ✓ Bathroom : 1.56 x 2.61 m (4.07 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.11 x 2.23 m (4.71 m<sup>2</sup>)
- ✓ Open Space : 2.64 x 1 m (2.64 m<sup>2</sup>)
- ✓ Open Space : 4.15 x 1 m (4.15 m<sup>2</sup>)

# Gallery





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