

# Maisonette Duplex in Floriana



Floriana, Central



**€475,000**

Reference No: 240531012-34

 Total Rooms: 5

 Floor Area (m<sup>2</sup>) : 115

 Bathrooms: 1

 Bedrooms: 2

# Maisonette Duplex - For Sale - Floriana

Located in the heart of Floriana, this ground-floor maisonette presents an opportunity for those looking to undertake a full renovation project in a highly strategic area. The property has not been lived in for some time and requires complete refurbishment, offering a blank canvas to redesign and maximise its potential. Currently laid out as a two-bedroom residence, the maisonette features a ground-floor entrance with access to a large underlying cellar, ideal for storage, archive space, or conversion (subject to permits). A spiral staircase leads to the upper level, where you'll find the kitchen and two bedrooms, along with an old-style Maltese timber balcony that adds character and authenticity to the façade. Given its central and high-visibility location, this property would be particularly well-suited for conversion into offices, a boutique studio, or a professional practice, making it an excellent investment opportunity.

## Features

## Rooms

- ✓ Double Bedroom : 3 x 3 m (9 m<sup>2</sup>)
- ✓ Hall : 2 x 1 m (2 m<sup>2</sup>)
- ✓ Kitchen/Dining : 3.6 x 4 m (14.4 m<sup>2</sup>)
- ✓ Bathroom : 1.9 x 1.9 m (3.61 m<sup>2</sup>)
- ✓ Box Room : 4.32 x 2.9 m (12.53 m<sup>2</sup>)
- ✓ Hallway : 3.7 x 4.07 m (15.06 m<sup>2</sup>)
- ✓ Single Bedroom : 1.8 x 3.6 m (6.48 m<sup>2</sup>)

# Gallery









**Francesca Aquilina**

RE/MAX Finest - Sliema

M: 79211810

E: francesca@remax.com.mt

T: 79475593

**RE/MAX Finest - Sliema**

RE/MAX Finest, 143 Tower Road, Sliema, Malta