

# Penthouse in St Paul's Bay



St Paul's Bay, North



**€385,000**

Reference No: 240541002-59

 Total Rooms: **3**

 Floor Area (m<sup>2</sup>) : **55**

 Bathrooms: **1**

 Bedrooms: **1**

# Penthouse - For Sale - St Paul's Bay

St. Paul's Bay Duplex 1-Bed Penthouse with Airspace & Sea Views Unlock incredible potential in this unique duplex 1-bedroom penthouse in St. Paul's Bay, complete with airspace and permits in hand for expanding to four floors total. Once developed, it splits into two premium units: this becomes a spacious duplex 2-bed, plus a brand-new duplex 1-bed penthouse above. Common areas and lift already built to the top – ready for your vision! Current Layout: - Upper level: Open-plan kitchen/living/dining - Lower level: Spacious double bedroom + main bathroom Premium Features: - Stunning sea views - Massive terrace with outdoor garden furniture - Fully air-conditioned, insect nets, double-glazing aluminum apertures - Just 2 mins walk to seafront, bus stop, pharmacies, shops Prime location close to all amenities. Contact agent immediately - viewings highly recommended!

## Features

- ✓ Lift
- ✓ Water Utility
- ✓ Double Glazed
- ✓ Air Space
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Terrace

## Rooms

- ✓ Double Bedroom : 5 x 3 m (15 m<sup>2</sup>)
- ✓ Bathroom : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Kitchen/Living/Dining : 4 x 5 m (20 m<sup>2</sup>)

# Gallery





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