



## Stunning 3 Bed Maisonette For Sale in Fgura Malta



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 322,709.23

### Standort

Land:	Malta
Adresse:	Triq Is-Sur
Postleitzahl:	1242
Veröffentlicht:	28.07.2023
Beschreibung:	Stunning 3 Bed Maisonette For Sale in Fgura Malta

Esales Property ID: es5553698

TRIQ IS SUR  
GROUND FLOOR MAISONETTE  
II FGURA  
MALTA

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Malta is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Ground floor maisonette property. Consists of 3 bedrooms, 1 bathroom with lounge area and a large dining kitchen and storage room. Part furnished and in need of a little modernisation. Located in the south of Malta, fgura is a recently developed residential town with spacious roads with public squares



and gardens and bustling with local shops, bars and restaurants.

Its parish church 'our lady of mount carmel' was built in 1988 in a beautiful contemporary design which is a change from the norm in Malta and certainly worth a visit. With local kindergarten, 'fgura primary school', St. Thomas more college and the American University of Malta, this property is ideal as a beautiful home for a growing family.

Although Fgura is a modern town it has close proximity to the tarxien temples which dates back to 400bc and also the beautiful 'three cities' Vittoriosa,ospicua and senglea which were named by the knights of st john following their success in the great siege in 1565.

As Fgura is only 10 minutes away from Luqa airport and close to the Valletta ferry it makes travelling into and around Malta quick and easy. With the beautiful 'st thomas bay' – 'Kalkara Marina' – fort Rinella, and the historical Valletta waterfront and grand harbour, it is an ideal location for mooring yachts and boats to make this an ideal location for island hopping via the sea.

## ABOUT THE AREA

Fgura is a town in the South Eastern Region of Malta. It has a population of 13,066 as of 2021. Its northern fringes are bordered by the Cottonera Lines of fortifications while it merges with the towns of Żabbar to the east and Paola and Tarxien to the West.

Although the entire town is relatively modern, you might be interested to seek out one of the oldest streets in Fgura, Triq il-Karmnu (Carmel Street), which was originally a short cut from Bulebel to Zabbar, bypassing Paola. The street is still dotted with some of the original farmhouses amidst newer houses and commercial enterprises.

Like the older villages, Fgura developed its own Band Club of Madonna tal-Karmnu (Lady of Mount Carmel), which offered free lessons to enthusiasts interested in learning a musical instrument, which also caters for street decorating and the preparations of fireworks for the local festa. Fgura also has a Bocci Club (Bowles), a Racing Pigeon Club, a Football Club and a number of other social, religious and political clubs usually so predominant in Maltese village culture.

For such a small island, Malta packs a lot in. You've got beaches, chic harbour towns, and enough centuries-old sights to keep you busy for weeks. It's a real up-and-comer on the clubbing scene, too, and has a calendar that's crammed with carnivals, festivals and parties.

When it comes to history, Malta's up there with Italy and Greece. The island boasts so many sights, it's like a vast open-air museum. You'll find the best of the bunch in the UNESCO-listed capital, Valletta – which was the European Capital of Culture for 2018. Must-sees include the 16th-century St John's Cathedral and Casa Rocca Piccola, a grand palazzo.

Malta's other big draw is its coastline. It's pretty rugged, with rocky coves mixed in with a few sandy spots. The biggest swathe of sand is at Mellieha Bay, while resorts like Qawra and Bugibba have flat rocks and platforms for stretching out in the sun.



Sliema, on the east coast, is a former fishing village that's now better known for its stylish restaurants and wine bars. Wander north along the promenade and you'll hit St Julian's, an upmarket town with a decent helping of bars and clubs. The music keeps going until the early hours, and the sea-facing promenade's flush with cafés for a bite to eat the morning after.

## MAiN FEATURES:

- 150m<sup>2</sup> of living space
- 200m<sup>2</sup> plot
- 3 Bedrooms
- 1 Bathroom
- Private Garden
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Malta
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### **Allgemein**

Schlafzimmer:	3
Badezimmer:	1
Fertige m <sup>2</sup> :	150 m <sup>2</sup>
Grundstücksgröße:	200 m <sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:

### **Zusätzliche Informationen**

URL der virtuellen Tour:	<a href="https://www.youtube.com/embed/6RVRukXsMF4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/6RVRukXsMF4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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### **Kontaktinformation**

IMLIX ID:	IX4.693.303
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