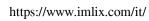
#### Mercato Immobiliare IMLIX





# Naxxar UCA Duplex: Urban Living with Private Roof



# Informazioni sull'Agente

Nome: ArKadia

Nome della

ditta:

Nazione: United Kingdom

Telefono:

Languages: Dutch, English, French,

German, Italian, Polish, Portuguese, Romanian,

Russian, Spanish,

Swedish

## Dettagli dell'inserzione

Proprietà per: Saldi

Prezzo: USD 733,790.93

### **Posizione**

Nazione: Malta

Pubblicato: 31/01/2024

Descrizione:

Naxxar - Urban Conservation Area (UCA) - Thoughtfully designed duplex penthouse with a private roof and airspace, part of a small block of three units. This residence effortlessly combines modern living with heritage preservation in the heart of Naxxar's Urban Conservation Area.

The lower level features an open-plan kitchen, living, and dining area with an adjacent practical box room. A corridor leads to a well-appointed bathroom and two comfortable bedrooms, each with its own balcony overlooking a peaceful green area. One bedroom includes an ensuite for added convenience.

Ascend a gracefully designed helical staircase, illuminated by a circular skylight, to reach the upper level. Here, a spacious third bedroom offers views of Naxxar Church and its own ensuite for added privacy. Next to this, a versatile washroom/kitchenette opens onto the back-roof terrace, ideal for casual gatherings.

Practical features include solar water heating, a reverse osmosis system, solid wooden internal doors, and full air conditioning. The residence is partially furnished, maintaining a refined aesthetic. An optional garage adds convenience for those seeking a balanced blend of tradition and modern living in a cherished locale.

Condizione: Excellent

#### Comune

Camere da letto: 3
Bagni: 3

Finito piedi quadrati: 240 mq

### **Mercato Immobiliare IMLIX**



https://www.imlix.com/it/

Dimensione del lotto: 120 mq

Floor Number: 2

**Room details** 

Total rooms: 8

Indoor Features: Fitted kitchen

**Building details** 

Numero di piani: 2

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/DKOJ-T117/?utm\_campai

gn=multicast&utm\_medium=web&utm\_source=IM

LIX.COM

**Contact information** 

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