



## Scenic Penthouse



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 783,646.52

### Location

Country: Malta  
Posted: Apr 01, 2024

### Description:

Tranquillity An oasis within a valley surrounded by wonderful sea and landscapes is the outlook from this attractive fourth floor penthouse. The Simar Nature Reserve teeming with wildlife located in the coastal hamlet of Xemxija in St Paul s Bay is a protected bird sanctuary and a haven to resident and migrating birds including heron rails and kingfishers apart from it being home to this lovely property which enjoys this regalia of views from its surrounding terrace.

Being sold with its own airspace with a footprint of 250sqm including 120sqm of external terraces this recently built penthouse is attractively laid out with an open plan living and dining area leading out to a beautiful terrace. A fully equipped kitchen shares the same spacious terrace ideal for lounging and entertaining.

Furthermore is the master bedroom with en suite opening onto a separate terrace a second bedroom a family bathroom and a laundry. Offered freehold and fully furnished this property would make an ideal first home or a rental investment being within a few metres from the promenade basic amenities and just five minutes away from the neighbouring town of Mellieha and the sandy beaches dotted around the northern harbour of the island.

### Amenities Features

#### External Features

Lift

#### Internal Features

Interior Intercom System



Washroom

Air conditioning  
Wall Unit A C

Appliances  
Range Oven  
Refrigerator  
Washer

Elevator  
Scenic Views

### **Common**

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	122 sq m
Lot Size:	120 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T1146/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1146/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: mt48432188

