

# Villa Semi-detached in Rabat



Rabat, North



**€1,700,000**

Reference No: 240011080-594

 Total Rooms: **14**

 Floor Area (m<sup>2</sup>) : **340**

 Bathrooms: **3**

 Bedrooms: **3**

# Villa Semi-detached - For Sale - Rabat

RABAT - Tal-Virtu. New to the market. A semi-detached villa set on a generous 340sqm plot, located in the highly sought-after area of Tal-Virtù, Rabat. Offered on plan, freehold, with an expected completion date of Q1 2027, this property presents an exceptional opportunity to create a bespoke family residence. The layout welcomes you through an elegant entrance hallway leading to a formal sitting room and a spacious open-plan kitchen, living and dining area overlooking a private outdoor space complete with pool and deck area — ideal for entertaining and relaxed outdoor living. The first floor comprises three double bedrooms, with the master bedroom featuring an en-suite and two walk-in wardrobes, a main bathroom, and a dedicated study area. Complementing the property is a large underlying eight-car garage incorporating a gym, games room, bathroom facilities, and a lift shaft connecting all levels. At roof level a large washroom and a large roof terrace. The villa is being sold in shell form, offering a unique opportunity to customise finishes and layouts to suit your personal style and requirements. For more information and to book your site visit please contact our agent

## Features

- ✓ Lift
- ✓ Balcony
- ✓ Back Yard
- ✓ Pool
- ✓ Deck
- ✓ Garden

## Rooms

- ✓ Sitting : 4 x 5.29 m (21.16 m2)
- ✓ Hall : 4.27 x 5.29 m (22.59 m2)
- ✓ Bathroom : 2.28 x 2.06 m (4.7 m2)
- ✓ Kitchen/Living/Dining : 9.45 x 5.29 m (49.99 m2)
- ✓ Double Bedroom : 3.12 x 3.67 m (11.45 m2)
- ✓ Walk In Wardrobe : 3.25 x 1.79 m (5.82 m2)
- ✓ Double Bedroom : 4.93 x 3.37 m (16.61 m2)
- ✓ Office / Study : 3.82 x 4.19 m (16.01 m2)

- ✓ Bathroom : 2.8 x 3.44 m (9.63 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2.44 x 2.8 m (6.83 m<sup>2</sup>)
- ✓ Double Bedroom : 4.58 x 3.85 m (17.63 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2 x 1.4 m (2.8 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.5 x 1.4 m (3.5 m<sup>2</sup>)
- ✓ Open Space : 5.19 x 1.5 m (7.79 m<sup>2</sup>)
- ✓ Open Space : 1.55 x 1.55 m (2.4 m<sup>2</sup>)
- ✓ Hallway : 6 x 1.3 m (7.8 m<sup>2</sup>)
- ✓ Basement : 30 x 8 m (240 m<sup>2</sup>)
- ✓ Laundry : 6 x 3 m (18 m<sup>2</sup>)

# Gallery





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