

# Townhouse in Zabbar



Zabbar, South



**€489,000**

Reference No: 240011179-91

 Total Rooms: 9

 Floor Area (m<sup>2</sup>) : 153

 Bathrooms: 2

 Bedrooms: 2

# Townhouse - For Sale - Zabbar

Located in the heart of Zabbar within a designated Urban Conservation Area (UCA), this charming townhouse is offered freehold and fully furnished, making it ready to move into. The property boasts a well-planned layout with a separate kitchen, dining area, and living room, creating comfortable and practical living spaces. Upstairs, one finds two bedrooms, including a main bedroom with an ensuite bathroom, as well as a separate main bathroom. Additional features include a box room for storage and a workshop, ideal for hobbies or extra utility use. The property is further enhanced by balconies and yards, providing outdoor space, natural light, and ventilation. A characterful home that blends traditional Maltese charm with everyday convenience, situated close to all amenities.

## Features

- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ Skirting
- ✓ Terrace
- ✓ Back Yard
- ✓ En Suite
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ A/C
- ✓ Double Glazed
- ✓ Balcony
- ✓ Roof Terrace

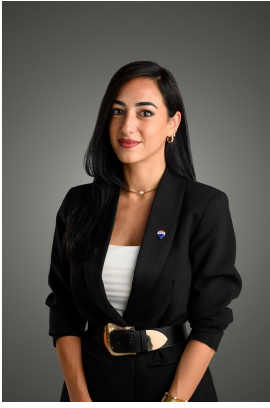
## Rooms

- ✓ Kitchen : 3.52 x 3.02 m (10.63 m<sup>2</sup>)
- ✓ Dining : 4.4 x 3.54 m (15.58 m<sup>2</sup>)
- ✓ Living : 3.3 x 2.77 m (9.14 m<sup>2</sup>)
- ✓ Double Bedroom : 3.91 x 4.8 m (18.77 m<sup>2</sup>)
- ✓ Double Bedroom : 3.65 x 4.58 m (16.72 m<sup>2</sup>)
- ✓ Box Room : 2.23 x 1.95 m (4.35 m<sup>2</sup>)
- ✓ Workshop : 2.65 x 4.25 m (11.26 m<sup>2</sup>)
- ✓ Hallway : 1.7 x 6.1 m (10.37 m<sup>2</sup>)

- ✓ Hallway : 3.22 x 2.65 m (8.53 m<sup>2</sup>)
- ✓ Landing : 1.45 x 2.09 m (3.03 m<sup>2</sup>)
- ✓ Bathroom : 2.03 x 2.15 m (4.36 m<sup>2</sup>)
- ✓ Guest Toilet : 1.04 x 2.15 m (2.24 m<sup>2</sup>)
- ✓ Open Space : 0.94 x 2.4 m (2.26 m<sup>2</sup>)
- ✓ Open Space : 3.32 x 2.84 m (9.43 m<sup>2</sup>)
- ✓ Open Space : 5.76 x 1.05 m (6.05 m<sup>2</sup>)
- ✓ Open Space : 5.22 x 3.9 m (20.36 m<sup>2</sup>)

# Gallery





**Stephanie Briffa**

RE/MAX Premium - St Julian's

M: 79842871

E: [stephanie@remax.com.mt](mailto:stephanie@remax.com.mt)

T: 21384508

**RE/MAX Premium - St Julian's**

72/73, Gorg Borg Olivier Street, St Julian's, Malta