

Townhouse in Rabat



Rabat, North



€850,000

Reference No: 240041024-558

 Total Rooms: **11**

 Floor Area (m²) : **145**

 Bathrooms: **3**

 Bedrooms: **3**

Townhouse - For Sale - Rabat

Rabat - Nestled in the heart of Rabat within the Urban Conservation Area (UCA), this traditional townhouse offers timeless charm, generous proportions, and a host of practical features ideal for growing families or anyone looking to upsize into a character-rich home. Set on a plot of approximately 150sqm, the property boasts an imposing façade that opens into a wide and welcoming entrance hall, setting the tone for the elegance that continues throughout the home. The ground floor layout includes a formal living room, a kitchen and dining area, a bathroom, and a large one-car street-level garage with a high ceiling– a rare find in the area. At the rear, a private yard provides access to two sizable basement-floor rooms measuring roughly 25sqm in total. Upstairs, three to 4 large bedrooms offer ample natural light and flexibility, while a family bathroom and a convenient washroom complete the first-floor layout. On the top floor, an additional spacious room with a second washroom offers potential for a kitchenette or hobby room, leading onto a substantial private roof space – perfect for enjoying Rabat's tranquil ambiance. This property benefits from tax exemptions on the first €750,000 due to its location within the UCA, adding further value to an already compelling opportunity. With a combination of original features, generous internal space, and practical amenities like a garage and outdoor areas, this is a standout property in one of Malta's most sought-after heritage towns.

Features

- ✓ Ceramic Floor
- ✓ Air Space
- ✓ Double Glazed
- ✓ Roof Terrace

Rooms

- ✓ Kitchen : 2 x 4.15 m (8.3 m2)
- ✓ Living : 4.35 x 4.3 m (18.7 m2)
- ✓ Dining : 3.5 x 3.6 m (12.6 m2)
- ✓ Double Bedroom : 4 x 4.8 m (19.2 m2)
- ✓ Double Bedroom : 3.3 x 4.8 m (15.84 m2)
- ✓ Double Bedroom : 3 x 4.8 m (14.4 m2)
- ✓ Hallway : 2.5 x 6.1 m (15.25 m2)
- ✓ Bathroom : 1.1 x 3.8 m (4.18 m2)
- ✓ Bathroom Ensuite : 0.96 x 2.6 m (2.5 m2)

- ✓ Cellar : 6.4 x 6.1 m (39.04 m²)
- ✓ Guest Toilet : 1 x 1 m (1 m²)
- ✓ Laundry : 2.6 x 3 m (7.8 m²)
- ✓ Open Space : 10 x 3.7 m (37 m²)
- ✓ Open Space : 2 x 1 m (2 m²)
- ✓ Open Space : 6.95 x 12.8 m (88.96 m²)
- ✓ Garage : 5.45 x 3.7 m (20.17 m²)

Gallery











John Calleja

RE/MAX Park Estates - St Paul's Bay

M: 79803764

E: jcalleja@remax.com.mt

T: 21579747

RE/MAX Park Estates - St Paul's Bay

Park Estates Ltd, Mosta Road, St Paul's Bay, Malta