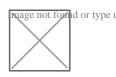
Townhouse in Rabat



Rabat, North



€850,000

Total Rooms: 11

Bathrooms: 3

Floor Area (m²): 145

Reference No: 240041024-558

P☐ 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

Double Glazed

Air Space

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

















































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