Townhouse in Rabat

Rabat, North



€695,000

Reference No: 240081103-453

Total Rooms: **11**

Floor Area (m??) : **240**

Bathrooms: **2**

Bedrooms: **3**

Townhouse - For Sale - Rabat

Nestled in the heart of Rabat's UCA, this unconverted townhouse presents a rare opportunity to restore and personalise a charming residence in one of Malta's most historic villages. Set on a spacious 240 sqm plot, the property offers ample living space and a 105 sqm back garden, providing both character and potential for expansion. The ground floor features a grand entrance hall, a formal sitting room, a kitchen and dining area, a separate living room, a study, a pantry, as well as a restroom. Upstairs, the first floor boasts three double bedrooms, including a master with an en-suite and a walk-in wardrobe. Additionally, two terraces spanning 40 sqm offer further opportunities for extension, perfect for those looking to add more bedrooms or living space. A washroom at roof level completes the layout. Situated within the UCA zone, this property benefits from stamp duty exemptions, making it an even more attractive investment. If you're looking for a charming home in an excellent location, this townhouse is truly a gem waiting to be transformed

Features

- Water Utility
- Terrace
- Garden
- Electricity Utility
- Back Yard

Rooms

- Kitchen/Dining : 9.85 x 2.85 m (28.07 m2)
- Sitting : 4.2 x 3.7 m (15.54 m2)
- Double Bedroom : 5.9 x 4.7 m (27.73 m2)
- Double Bedroom : 4.2 x 3.75 m (15.75 m2)
- Double Bedroom : 7 x 2.1 m (14.7 m2)
- Bathroom Ensuite : 2.75 x 1.95 m (5.36 m2)
- Guest Toilet : 1.35 x 1.35 m (1.82 m2)
- Kitchen Pantry : 3 x 1.85 m (5.55 m2)
- Office / Study : 3 x 3 m (9 m2)
- Laundry : 4.7 x 2.65 m (12.46 m2)

- Landing : 10.5 x 3 m (31.5 m2)
- Walk In Wardrobe : 2.75 x 2.35 m (6.46 m2)
- Open Space : 2.25 x 1 m (2.25 m2)
- Open Space : 17.5 x 6.05 m (105.88 m2)
- Open Space : 4.5 x 2.75 m (12.38 m2)
- Open Space : 6.05 x 5.1 m (30.85 m2)

Gallery























Steven Schembri
REMAX Central - Birkirkara

M: 99977302
E: steven@remaxcentral.com.mt
T: 21480165

REMAX Central - Birkirkara
Central Real Estate LTD,Triq Dun Karm, Birkirkara, Malta