

Townhouse in Rabat



Rabat, North



€382,000

Reference No: 240081103-483

 Total Rooms: **8**

 Bathrooms: **2**

 Floor Area (m²) : **50**

 Bedrooms: **2**

Townhouse - For Sale - Rabat

Set within the charming heart of Rabat, just steps from the iconic 17th-century Catholic church built over a grotto where Saint Paul reputedly lived for three months. This unconverted townhouse presents an exceptional opportunity for those seeking to restore a traditional Maltese home. Located in a UCA (Urban Conservation Area), the property benefits from favourable tax incentives and retains historic elements throughout. PA permit has already been approved, offering a solid foundation for renovation plans. The property is spread as follows, the ground floor includes a small room ideal for use as a storage area or potential utility space. A few steps up leads to an intermediate level with a versatile study or possible third bedroom. The first floor hosts a bright open-plan kitchen, living, and dining area, along with a bathroom and 'Loggia'. On the second floor, you'll find two bedrooms and a second bathroom. Permits are approved for a washroom, jacuzzi and roof terrace. With a freehold title and central location, this townhouse is ideal for buyers looking to invest in Rabat's unique charm—whether for personal use, rental income, or boutique restoration. Viewings are highly recommended to appreciate the property's authentic features and strong potential.

Features

- ✓ Terrace
- ✓ Air Space
- ✓ Roof Terrace

Rooms

- ✓ Kitchen/Living/Dining : 7.25 x 3.15 m (22.84 m2)
- ✓ Double Bedroom : 3.95 x 3.9 m (15.41 m2)
- ✓ Double Bedroom : 3.25 x 3.7 m (12.03 m2)
- ✓ Laundry : 2.35 x 4 m (9.4 m2)
- ✓ Box Room : 4.75 x 1.4 m (6.65 m2)
- ✓ Office / Study : 3.45 x 2.25 m (7.76 m2)
- ✓ Guest Toilet : 1.35 x 1.1 m (1.49 m2)
- ✓ Bathroom : 2.75 x 1.95 m (5.36 m2)
- ✓ Open Space : 3.4 x 2.25 m (7.65 m2)
- ✓ Open Space : 5.85 x 7 m (40.95 m2)

Gallery







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