

Villa Semi-detached in Rabat



Rabat, North



€1,905,000

Reference No: 240081123-201

 Total Rooms: **8**

 Floor Area (m²) : **346**

 Bathrooms: **2**

 Bedrooms: **3**

Villa Semi-detached - For Sale - Rabat

??An outstanding opportunity to acquire a beautifully finished semi-detached villa located in the exclusive Villa Area of Tal-Virtù, Rabat. Spanning a total of 346 SQM, this property combines contemporary elegance with practical family living. Upon entry, you're greeted by a wide, welcoming entrance hall that introduces the home's refined atmosphere, leading naturally to the living spaces with access to the upper level via ?a staircase. At the heart of the home lies a stunning 85 SQM open-plan kitchen, living, and dining area—flooded with natural light and thoughtfully designed for both daily life and entertaining. This space connects seamlessly to the 105 SQM back garden, complete with a swimming pool, creating an inviting retreat for relaxation or social gatherings. The villa offers three generously sized double bedrooms, all finished to a high standard. There is also scope to incorporate a fourth bedroom, office, or studio, catering to evolving lifestyle needs. Additional features include a 12-metre private driveway leading to a one-car lock-up garage, ensuring convenience and security in one of Rabat's most sought-after addresses. The property is subject to a perpetual ground rent of €70 per annum?. Whether you're seeking a refined family residence or a long-term investment in a high-demand location, this rare offering in Tal-Virtù delivers space, privacy, and enduring value.

Features

- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Wi-Fi
- ✓ Partially Furnished
- ✓ Terrace
- ✓ Balcony
- ✓ Front Patio
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ PVC Piping
- ✓ Skirting
- ✓ Double Glazed
- ✓ Pool
- ✓ Air Space
- ✓ Back Yard
- ✓ Pool Deck

Rooms

- ✓ Bathroom : 3.5 x 1.7 m (5.95 m²)
- ✓ Office / Study : 3.58 x 3.77 m (13.5 m²)
- ✓ Hallway : 1.83 x 3.77 m (6.9 m²)
- ✓ Landing : 4.38 x 4.6 m (20.15 m²)
- ✓ Kitchen : 10.2 x 5.6 m (57.12 m²)
- ✓ Double Bedroom : 3.76 x 5.55 m (20.87 m²)
- ✓ Shower Ensuite : 1.69 x 3.56 m (6.02 m²)
- ✓ Hallway : 4.21 x 1.17 m (4.93 m²)
- ✓ Single Bedroom : 2.26 x 4.6 m (10.4 m²)
- ✓ Double Bedroom : 5.65 x 8 m (45.2 m²)
- ✓ Open Space : 0.9 x 5.65 m (5.09 m²)
- ✓ Open Space : 1.2 x 5.65 m (6.78 m²)
- ✓ Open Space : 3.03 x 11.1 m (33.63 m²)
- ✓ Laundry : 4.24 x 7.57 m (32.1 m²)
- ✓ Open Space : 12.4 x 9.5 m (117.8 m²)
- ✓ Open Space : 12 x 3.03 m (36.36 m²)
- ✓ Open Space : 3 x 6 m (18 m²)

Gallery







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