

# Townhouse in Zabbar



**Zabbar, South**



**€690,000**

Reference No: 240091103-178

 Total Rooms: **0**

 Floor Area (m<sup>2</sup>) : **220**

 Bathrooms: **0**

 Bedrooms: **0**

# Townhouse - For Sale - Zabbar

Prime Development Opportunity – Shop & Maisonette with Airspace in Zabbar (UCA) An exceptional offering for developers and investors: two adjoining freehold properties totaling approx. 220 sqm in Zabbar, comprising a street-level retail shop and a first-floor maisonette with own airspace. Located within a desirable Urban Conservation Area (UCA), these properties provide a unique chance to create a multi-level townhouse with potential for a garage and vertical extension (subject to planning permits). Investment Highlights: Freehold ownership with own airspace – enabling upward development Combined shop and residential unit – flexible usage or conversion potential Situated within UCA – blending modern development with heritage charm Vacant and ready for immediate acquisition Excellent street visibility and access Potential to significantly increase property value through redevelopment Ideal for developers seeking a prime project in a sought-after location or investors looking to capitalize on Malta's growing property market.

## Features

- ✓ Water Utility
- ✓ Electricity Utility
- ✓ Air Space
- ✓ Balcony

## Rooms

- ✓ Open Space : 17.75 x 6.15 m (109.16 m<sup>2</sup>)

# Gallery





**Genc Dapi**

RE/MAX Crown - Sliema

M: 79815038

E: [genc@remaxcrown.com](mailto:genc@remaxcrown.com)

T: 21342410

**RE/MAX Crown - Sliema**

166, 169, Tower Road, Sliema, Malta