

Townhouse in Marsa



Marsa, South



€840,000

Reference No: 240231080-57

 Total Rooms: **10**

 Floor Area (m²) : **390**

 Bathrooms: **4**

 Bedrooms: **3**

Townhouse - For Sale - Marsa

MARSA - TOWHNOUSE - Located in a sought-after UCA (Urban Conservation Area) in Marsa, this rare opportunity offers a traditional Maltese townhouse and an adjacent ground floor maisonette, which can be interconnected, providing flexibility for residential or investment purposes. The townhouse boasts 3 spacious double bedrooms and offers the possibility to add up to 4 bathrooms. It features a separate dining room, a separate living room, and a kitchen, making it ideal for comfortable family living. A traditional Maltese balcony adorns the front façade, adding character and charm, while a backyard with a well provides a serene outdoor space. The property also includes a basement level which is interconnected with the yard, offering potential for further conversion or storage. Full ownership of the roof and airspace allows for vertical development, making this a property with significant future potential. Adding further value is the rare dual-access from two separate streets, enhancing both accessibility and privacy. Adjacent to the townhouse is a ground floor maisonette, consisting of 2 large rooms at ground floor level and a very spacious basement. This lower level presents an excellent opportunity to develop a large basement garage with access from the rear of the property, making it highly practical for residential or commercial use. The interconnectivity between the two properties opens the door for a wide range of possibilities, from a large family home to a boutique accommodation or rental investment. This unique offering, rich in potential and traditional features, is a must-see for anyone looking to invest in the evolving Marsa area.

Features

- ✓ Terrace
- ✓ Air Space
- ✓ Well
- ✓ Back Yard
- ✓ Yard
- ✓ Space For Pool
- ✓ Balcony

Rooms

- ✓ Hall : 1.5 x 6 m (9 m2)
- ✓ Living : 4 x 5 m (20 m2)
- ✓ Dining : 4 x 4.5 m (18 m2)
- ✓ Kitchen : 3 x 3.5 m (10.5 m2)
- ✓ Open Space : 3 x 4.5 m (13.5 m2)
- ✓ Open Space : 4 x 12 m (48 m2)

- ✓ Double Bedroom : 4 x 5 m (20 m²)
- ✓ Double Bedroom : 4 x 4.5 m (18 m²)
- ✓ Double Bedroom : 3 x 4.5 m (13.5 m²)
- ✓ Bathroom : 2 x 2 m (4 m²)
- ✓ Bathroom : 2 x 2 m (4 m²)
- ✓ Bathroom : 2 x 2 m (4 m²)
- ✓ Bathroom : 2 x 2 m (4 m²)
- ✓ Open Space : 4 x 6 m (24 m²)
- ✓ Open Space : 4 x 6 m (24 m²)
- ✓ Open Space : 4 x 14 m (56 m²)

Gallery









Christina Caruana

RE/MAX Centerparc - Qormi

M: 99228848

E: christina@remax.com.mt

T: 27344344

RE/MAX Centerparc - Qormi

Centerparc Complex, First Floor, Triq it-Tigrijiet, Qormi, Malta