

WARDAMANGIA - Apartment

Property Ref No: BOV/SP/012/012/07-25/08-25/2025 (to be used in all correspondence with the Bank)

Address: APT 6 Blk B, 'Bellagio Court', Triq San Guzepp, Gwardamangia

Description: Three-bedroom third floor apartment in a block of 6 units, which forms part of a complex named 'Bellagio' centrally located close to St. Luke's hospital, having a gross floor area of circa 115sqm.

Property consists of an open plan kitchen/living/dining room, a bathroom, main bedroom with ensuite and two bedrooms one having a balcony. This property has an undivided share of the common parts, airspace not included. Annual payment of condominium fees is applicable.

Property Title: Revisable annual and perpetual ground rent Eur 58.27

Permit: This property is fully compliant with PA RG/00408/24

Condition: Poor – Refurbishment required.

Ceiling Condition: The overlying slab was found to be underperforming. This conclusion was based on core testing of the slab at various points inside the apartment, which confirmed that the slab's strength is below acceptable standards. Tests will be available to prospective bidders and may seek technical advise from their respective architects.

The sale of this property is subject to various terms and conditions

Guide Price: € 195,000



