

## IKLIN - House of Character in

**Property Ref No:** BOV/SP/003/003/06-25/08-25/2025 (to be used in all correspondence with the Bank)

**Address:** 54 Il-Bitha B, Triq Giovanni Curmi, Iklin

**Description:** Three-bedroom house of character with own airspace, split over three floors with a shared yard which provides entrance to this property. Property is located close to the commercial area in Iklin, having a gross floor area of circa 247sqm.

Upon entrance from Triq Giovanni Curmi, a large communal courtyard leads to the entrance of this property onto a hall, sitting room, dining, bedroom with ensuite and washroom. First floor comprises of a bedroom with walk in wardrobe, a study, main bathroom, living room, kitchen and a terrace with a shared stairway which give access to the courtyard. Second floor consists of an open space which was used as a sitting/bedroom with an ensuite.

This property is subject to an annual and perpetual ground rent of EUR103.66

External accommodation: Ground floor level shared communal courtyard (shared ownership, property owner only has rights for access, light and ventilation from this area), first floor level terrace and second floor level roof.

**Condition:** Poor – needs refurbishment

**Permit:** The property is compliant with PA 2577/00 (pre-1968)

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

**Guide Price:** € 775,000\*\*





