

TAL-VIRTU, L/O Rabat - VILLA

Property Ref No: BOV/SP/002/002/06-25/11-25/2025 (to be used in all correspondence with the Bank)

Address: 64 Villa Aurora, Triq Godwin Ganado, Tal-Virtu, L/O Rabat

Description: A 4-bedroomed fully detached villa located in one of the most sought-after areas in the l/o Rabat, boasting extensive country views of the South, Verdala Castle and Dingli, having a gross floor area of circa 873sqm.

Property consists of:

Ground Floor Level - a large entrance hall overlooking a central courtyard covered by a skylight, a lounge and dining room, an office, an open plan kitchen/dining/sitting room, a guest bathroom and an office.

Basement Level – an indoor pool, playroom, games/tv room, bathroom, and a 2/3 car garage with storage area.

First Floor Level – 4 double bedrooms all with balconies main with ensuite bath and shower room, a bathroom and a terrace with country views.

Roof level – stunning countryside views.

Basement, ground and first floor levels are all served with a lift.

The property has surrounding gardens with space for an outdoor pool and deck area.

This property is subject to an annual and perpetual ground rent of EUR93.17 and is subject to other conditions of the original emphyteutical concession, according to the terms and conditions listed in the said deed.

Condition: Good/Finished – needs some refurbishment

Permit: The original permit PAPB/1122/86 was not found.
PA/04439/08 As Approved works were never undertaken.

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

Guide Price: € 2,653,000



