

# Zabbar - First Floor Apartment

**Property Ref No: BOV/SP/002/007/06-26/06-26/2026 (to be used in all correspondence with the Bank)**

**Address: 52, Ivory Flat 1, Triq Lia, Zabbar**

**Description:** Three-bedroom first floor corner apartment in a block of two units, including a designated part of the roof with its airspace and a washroom. The property is centrally located close to the village schools having a gross floor area of circa 120sqm.

Property consists of a sitting room with balcony, a wide corridor which leads on to three double bedrooms (main bedroom with balcony), large kitchen / dining room and main bathroom. Property is not served with a lift, all floors are accessible via internal staircase in the common area.

**Property Title:** Annual and perpetual ground rent of EUR13.98 which is revisable on 01/01/2047

**Permit:** This property is not compliant to PA 5198/03

**Condition:** Good – Requires some refurbishment

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

**Guide Price:** € 275,000



