

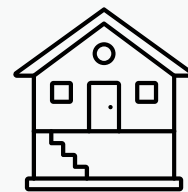


# SENGLEA TOWNHOUSE

Panoramic Valletta harbour views, sunlit rooftop, and 320sqm of flexible indoor-outdoor space in a UCA zone, ideal for young couples, expanding, or short-term rental investment.



## PROPERTY FEATURES



100sqm Cellar



Harbour Views



Water Well



2 Yards



UCA - No Tax



2 Bedrooms  
expandable to 4



+356 79902033





Tucked away on a peaceful residential street, this beautifully proportioned **four-level townhouse** offers a unique blend of character, space, and natural light, ideal for families, creatives, or anyone seeking a serene home with exceptional potential.





## Prime Points

- **Panoramic** Valletta Waterfront & Harbour Views – Breathtaking vistas from sunlit rooftop spaces.
- **Expandable Layout** – Currently 2 bedrooms, with physical potential to add 2 more (ideal for a young couple, with the potential to extend for larger families. Includes 1 ensuite bathroom.
- **Airbnb-Ready Flexibility** – Multiple rooms and separate cellar access create potential for short-term rentals.
- **Spacious 320 sqm total** footprint (220 sqm internal + 100 sqm external) – Generous indoor/outdoor living.
- **UCA Property** in the heart of Senglea - No stamp duty for both buyer and seller!







### Functional Features:

- **Versatile Full-Floor Cellar** with separate street access and high ceilings - perfect for conversion into a gym, private cinema, art studio, or self-contained living space with direct backyard connection.
- **Turnkey Ready** - While still presenting excellent renovation opportunities to customize to your taste, the property includes all existing furniture and appliances, offering immediate move-in potential with neutral furnishings.







## Structural & Outdoor Advantages

- **Sunlit Rooftop** – Enjoy al fresco dining or relaxation with harbour panoramas.
- **Easy Renovation Access** – Direct street access makes transforming this property simple and easy!
- **Surveys & Existing Plans Included** – Updated surveys and plans (2025).







## Bonus Perks

- **Private Well** – Charming historic feature with functional utility.
- **Good Structural Condition** – Solid foundation for updates without major overhauls. Some ceilings have been redone in the last 20 years.
  - It has to be noted that one old *xorok* ceiling in the basement requires attention.















## Property Renders

With the **potential to expand beyond 355sqm**, the following renders offer a highly realistic vision of how the property will look once completed. **Approved by the architect**, these visuals showcase how this unique home can be transformed, ideal for those **ready to unlock its full potential**.





Cellar









Ground





















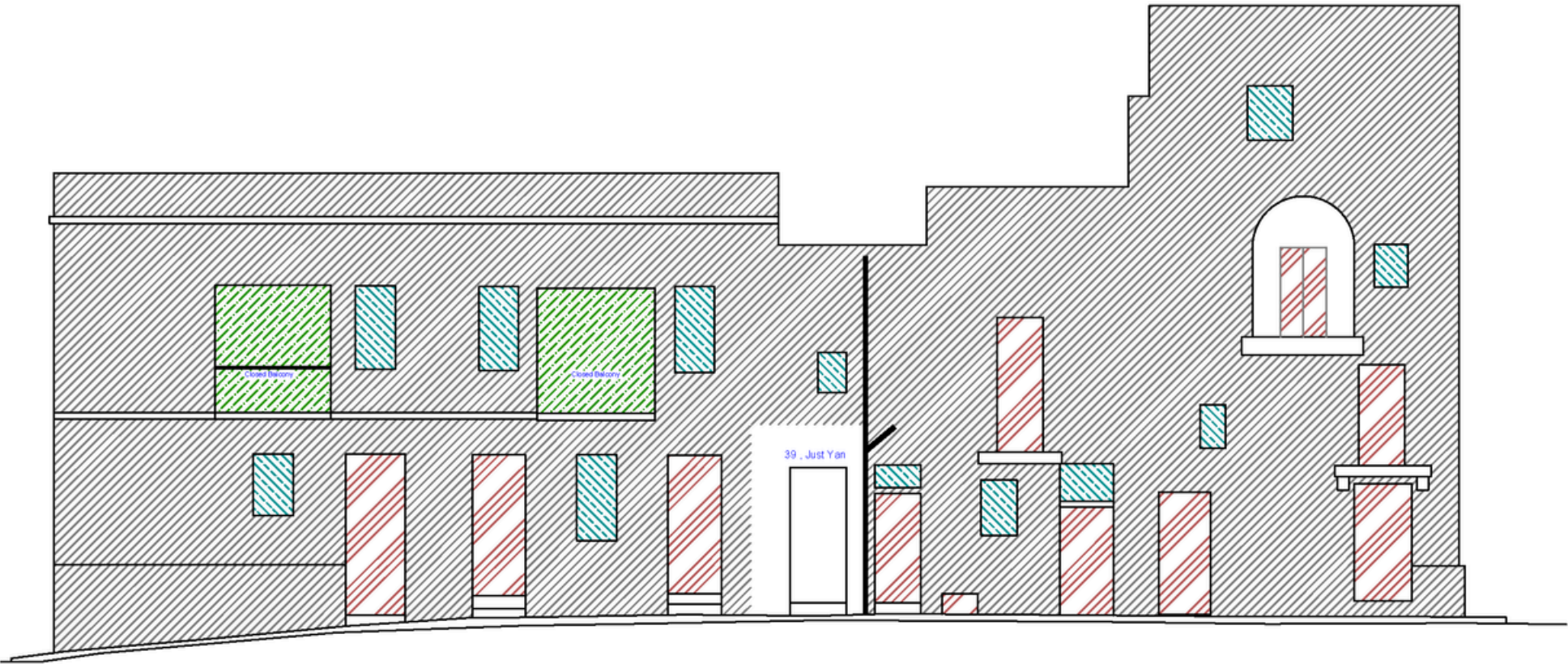




Roof



All house surveys were completed in early 2025.



Facade





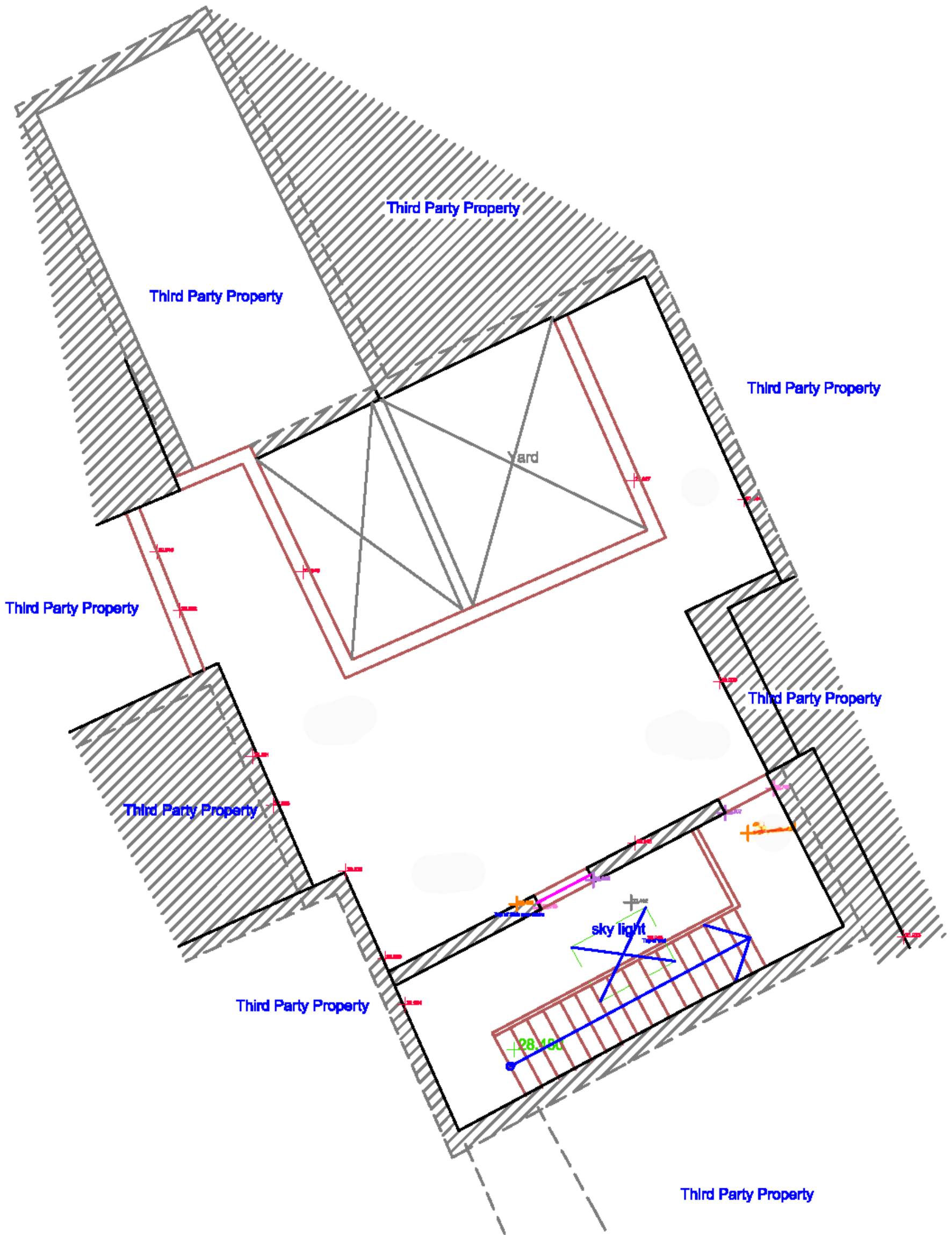






### Third Party Property





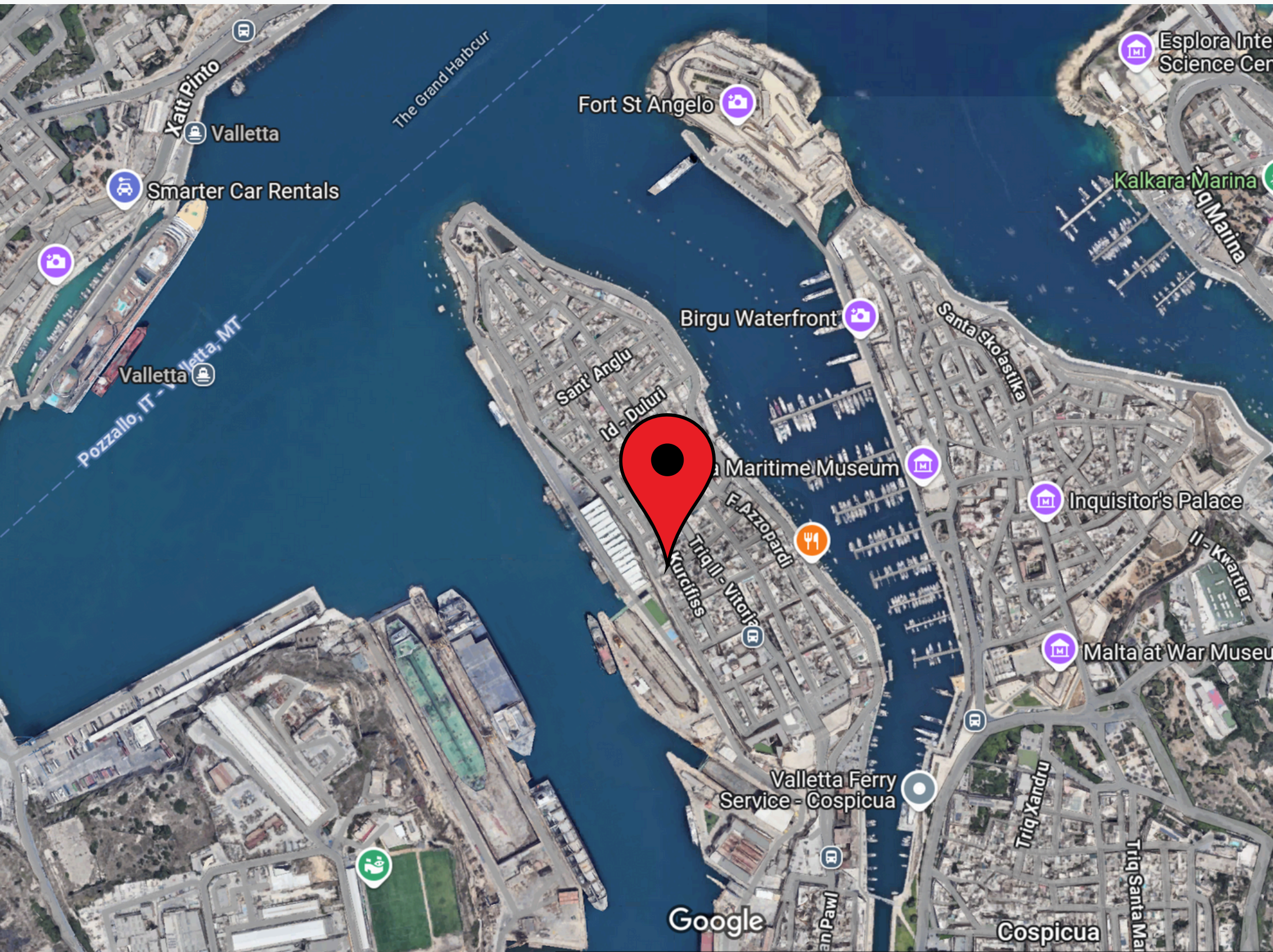
Roof



## Financial Incentives for UCA Properties:

- **Facade Restoration Scheme:** Up to €25,000 (50% coverage) for restoring traditional facades.
- **Irrestawra Darek Grant:** €15,000 (private homes) / €30,000 (commercial) to preserve heritage features (wooden balconies, stonework).
- **Malta Arts Fund:** Funding to convert properties into cultural/creative hubs (studios, galleries).
- **5% VAT Rate:** Reduced tax for approved UCA restorations (vs. standard 18%).









**Senglea** offers more than just a home. With uninterrupted sea views, fresh harbour air, and a peaceful atmosphere, this historic gem combines traditional Maltese charm with modern convenience. Its central location provides quick access to Valletta and ferry links, while its quiet, tourist-friendly streets and panoramic gardens like Gardjola make everyday living feel like a getaway. Properties here are limited and in high demand, making this not just a beautiful place to live, but a smart, long-term investment.









Additional Inspirational Moodboard



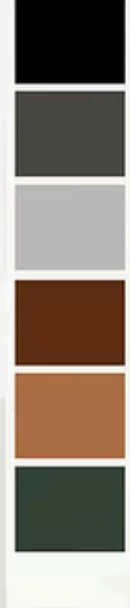


# MID-CENTURY MODERN

Minimalist design



Natural textures to complement.



Balance of wood, black and green.

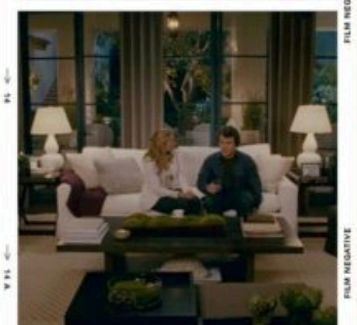
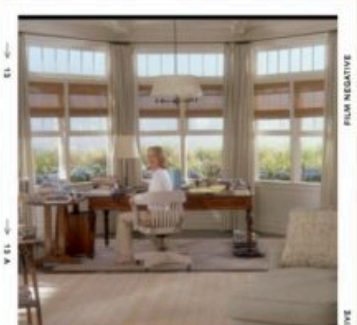


European vibes



color palette

That Nancy Myers 'Home' feeling





## Quick Overview:

- **2 bedrooms** (with potential to add 2 more)
- **2 bathrooms**, including 1 ensuite (option to add a third)
- **2 yards** at different levels
- **320 sqm total** footprint (220 sqm internal, 100 sqm external)
- **Full-floor cellar** with separate street access
- **High cellar ceilings** with direct backyard access
- Traditional stone features, including original **Kileb** (corbels)
- Sold **fully furnished** with appliances
- Recent **(2025) surveys** and architectural plans available
- Private water **well**
- **Solid structural** condition
- Panoramic views of Valletta waterfront and Grand Harbour
- Located in **UCA** (Urban Conservation Area)
- Eligible for diverse UCA **restoration incentives and grants**

