



AX GROUP

REFINED RESIDENCE WITH EXPANSIVE TERRACES

252 sq.m of refined indoor-outdoor living,
designed for privacy, comfort and elevated
everyday living.

AX The Heights Residences

📍 Triq ir-Rgħajja, Rabat,
RBT 2418, Malta

LOCATION & CONNECTIVITY

A WELL-CONNECTED ADDRESS IN RABAT

Located within the Verdala destination, Apartment 516 offers a calm residential setting with expansive outdoor living spaces and convenient access to Rabat, Mdina and the surrounding countryside.



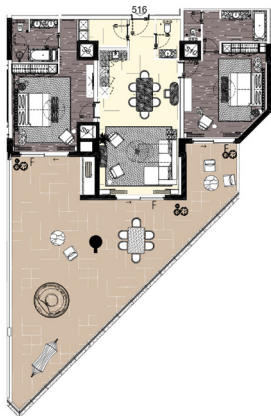
- **RABAT'S PIAZZA** 10 min
- **MDINA** 12 min
- **TA' QALI NATIONAL PARK** 38 min
- **THE SALT ROCK** 40 min
- **CHADWICK LAKES** 40 min
- **BUSKETT GARDENS** 50 min



- **DINGLI CLIFFS** 10 min
- **AIRPORT** 20 min
- **GOLDEN BAY** 20 min
- **SLIEMA** 25 min
- **VALLETTA** 30 min
- **GOZO BY FERRY** 50 min

PROPERTY OVERVIEW

PROPERTY AT A GLANCE



AX The Heights Residences - Level 05

- FIFTH FLOOR APARTMENT
- TWO BEDROOMS WITH EN-SUITE BATHROOMS
- TOTAL AREA: **252 sq.m**
- INTERNAL AREA: **138 sq.m**
- EXTERNAL AREA: **114 sq.m**
- OPEN-PLAN LIVING, KITCHEN & DINING AREA
- SEPARATE GUEST BATHROOM
- LARGE OUTDOOR TERRACES WITH PRIVATE HOT TUB
- ADULTS-ONLY RESIDENCE
- NO PETS PERMITTED

INTERIORS



INTERIORS



**VERDALA
WELLNESS HOTEL**

WITHIN THE VERDALA DESTINATION

Residents benefit from direct proximity to Verdala Wellness Hotel, with access to wellness, leisure and lifestyle facilities as part of the broader Verdala destination.



Included in the Price

- ACCESS TO OUTDOOR POOL
- TV & INTERNET SERVICES
- WATER & ELECTRICITY CONSUMPTION
- 4 HOURS MONTHLY CLEANING SERVICE

Optional Benefits

- GYM MEMBERSHIP
- WELLNESS FACILITIES
- ADDITIONAL HOTEL AMENITIES

(subject to separate membership and applicable fees)

LEASE DETAILS

RENTAL INFORMATION

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- MONTHLY RENT **€6,250 per month**
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- ANNUAL RENT **€75,000 per annum**
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Important Information

- 7% VAT applies to all rental prices
- Price shown inclusive of VAT
- Parking not included



CONTACT US

BY PRIVATE APPOINTMENT ONLY

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Contact us today 