

Mġarr ix-Xini Bay



The plateau is typical Maltese garigue rich in flora and fauna. It is also the site of a number of prehistoric remains, including sparse remnants of L-Imramma Temple and three dolmens (made up of a roughly shaped horizontal limestone slab supported on three sides by blocks of stone standing on end).

The plateau overlooks the Hanżira valley, a natural gorge with steep rocky sides separating Ta' Sannat from the village of ix-Xewkija, of which there are excellent views. The valley, due to its steep rocky sides, has little sign of human interference and leads down to Mġarr ix-Xini Bay – a delightful spot for swimming and diving.



L-Imramma Temple

## PROPERTY MAIN FEATURES



DAHLET  
TA' ĊENĊ  
SANNAT

- Prestigious location
- Traditional Maltese facade features
- Top floor with views
- Large and spacious layout
- Large size communal pool
- Sun deck with Jacuzzi
- Dedicated BBQ area
- Fully finished to high specifications
- Energy efficient build including PV panels



COUNTRY VIEWS



SPACIOUS LAYOUT



COMMUNAL POOL



DAHLET  
TA' CENC'  
SANNAT

# Apartment A01

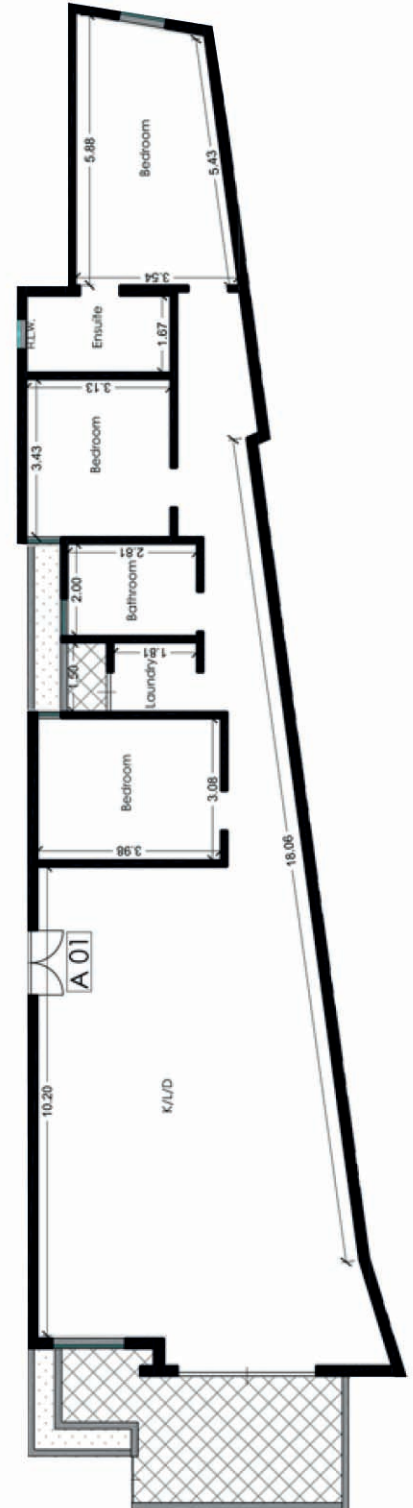
TOTAL AREA 181m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

Ground Floor







DAHLET  
TA' CENC'  
SANNAT

# Apartment A02

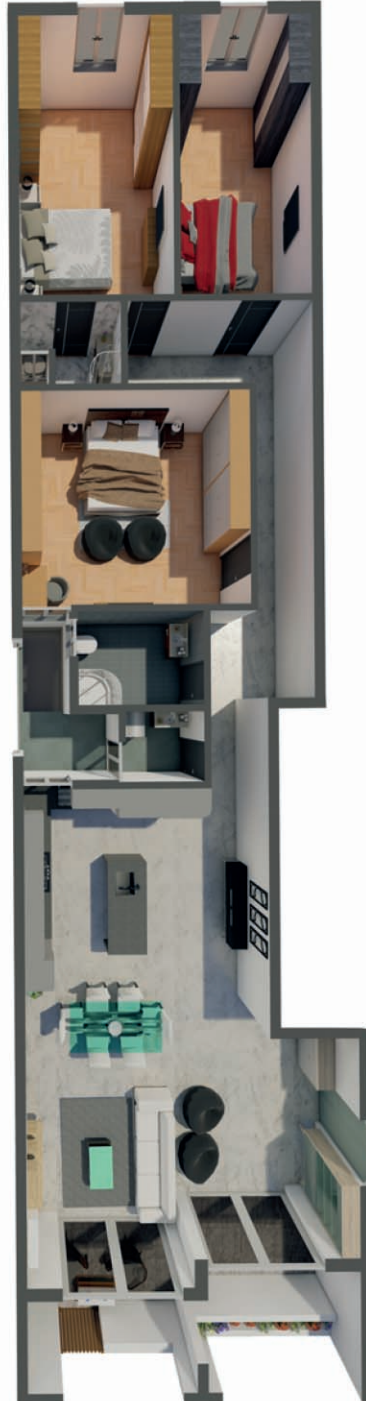
TOTAL AREA 196m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

Ground Floor





DAHLET  
TA' ĊENC'  
SANNAT

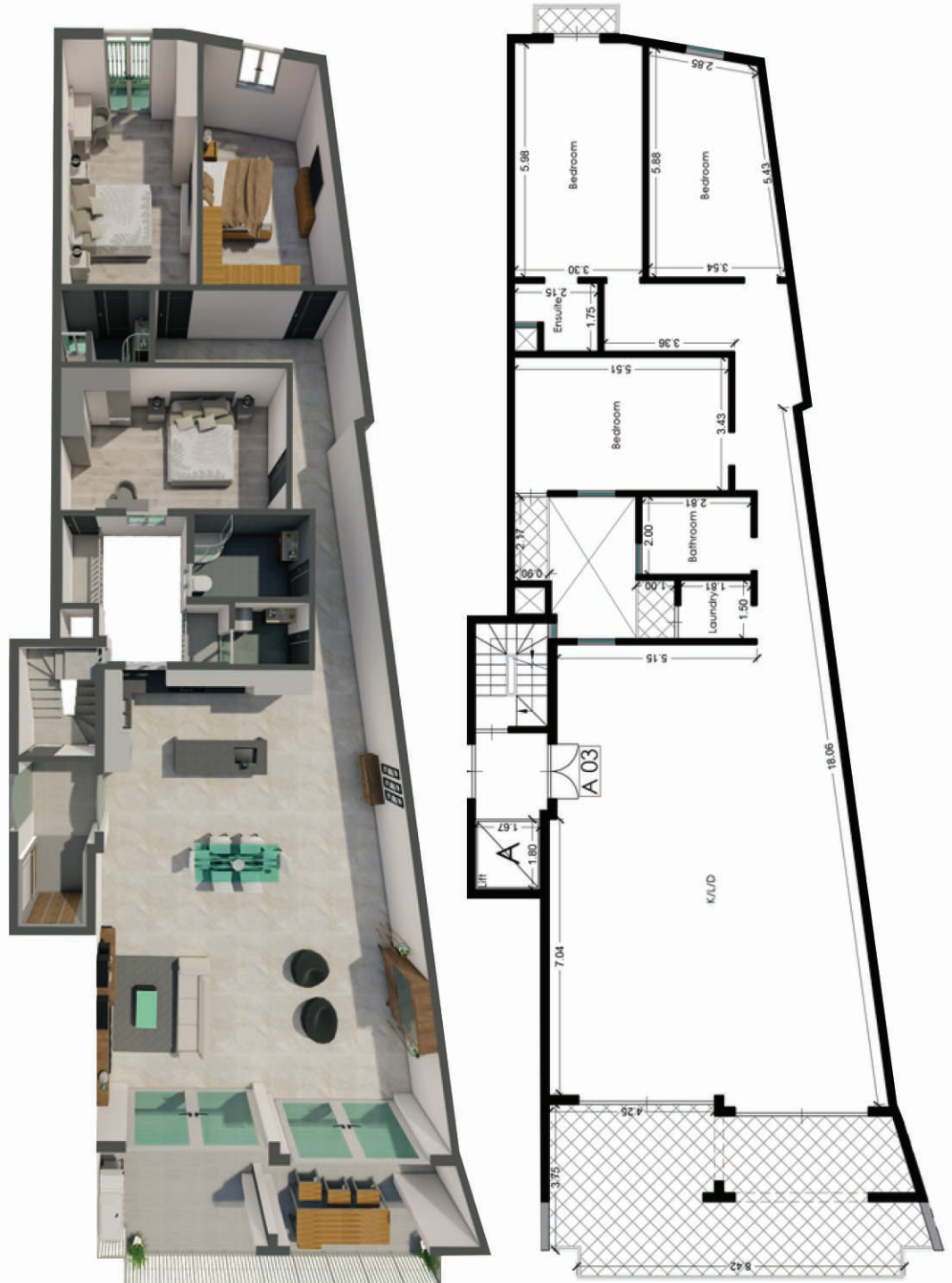
# Apartment A03

TOTAL AREA 245m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system



First Floor







DAHLET  
TA' ĆENC'  
SANNAT

# Apartment A04

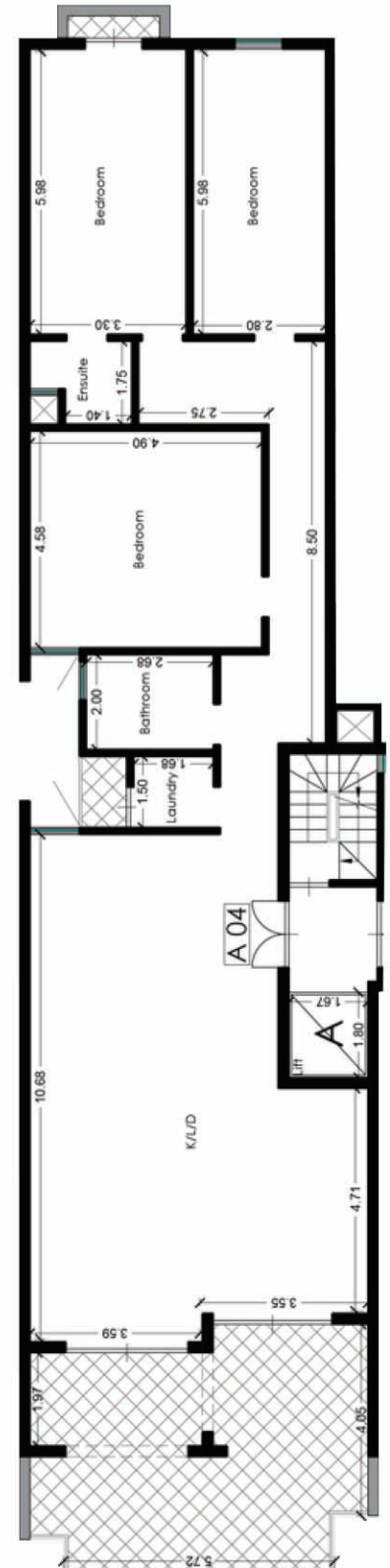
TOTAL AREA 208m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

First Floor





DAHLET  
TA' ĊENĊ  
SANNAT

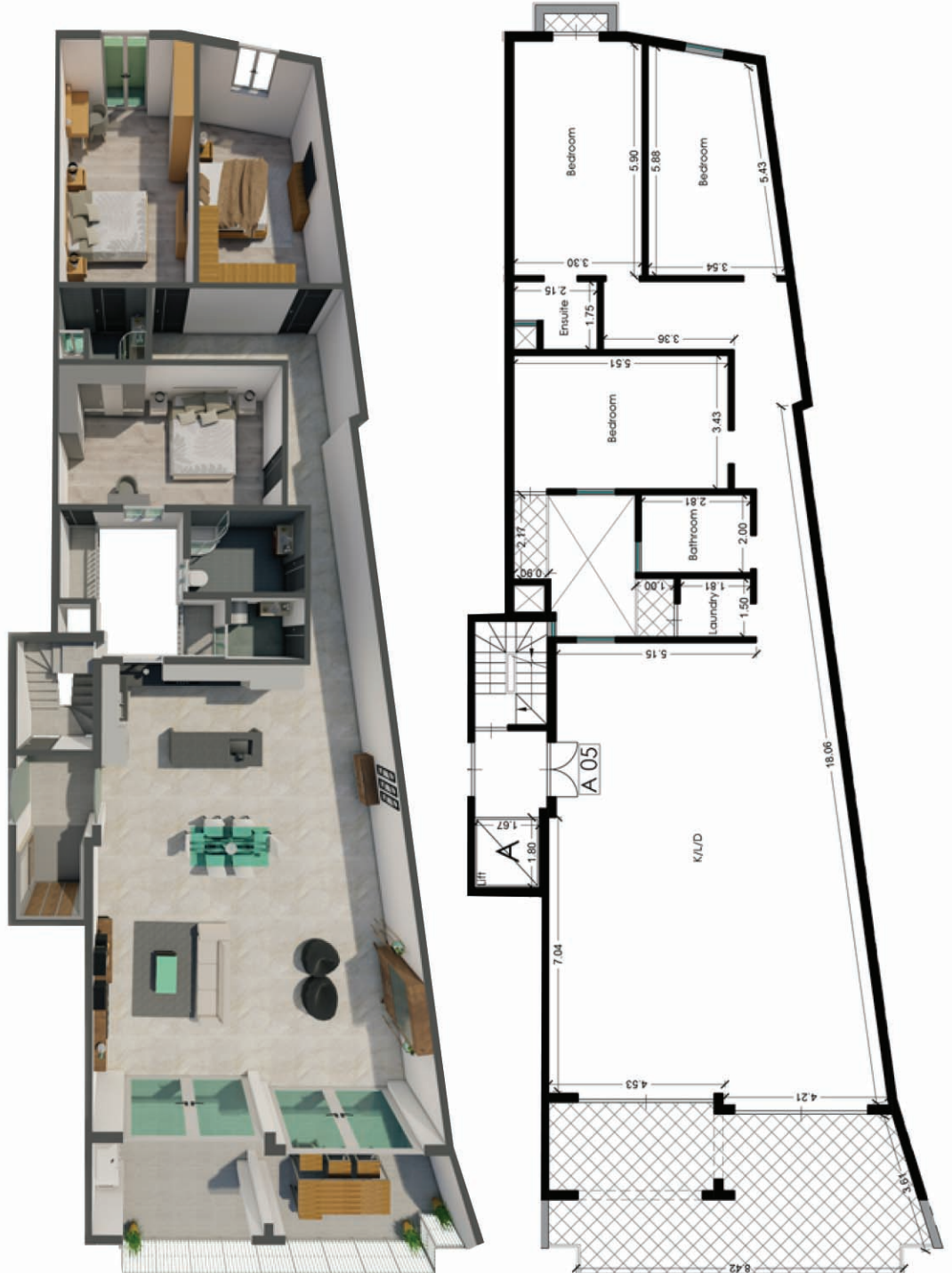
# Apartment A05

TOTAL AREA 245m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system



Second Floor







DAHLET  
TA' ĆENC'  
SANNAT

# Apartment A06

TOTAL AREA 210m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**

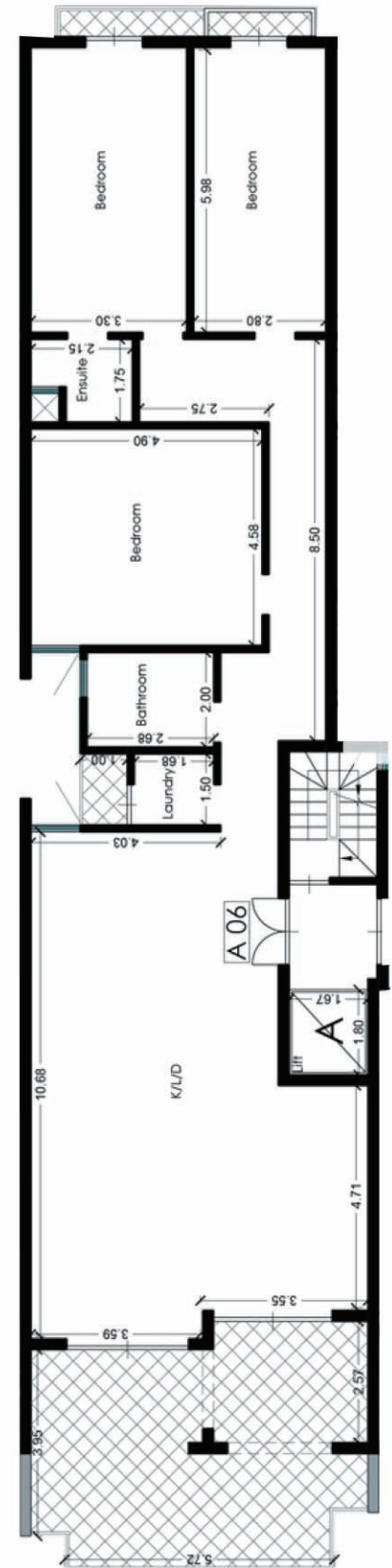
FULLY FINISHED



Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

## Second Floor





DAHLET  
TA' CENC'  
SANNAT

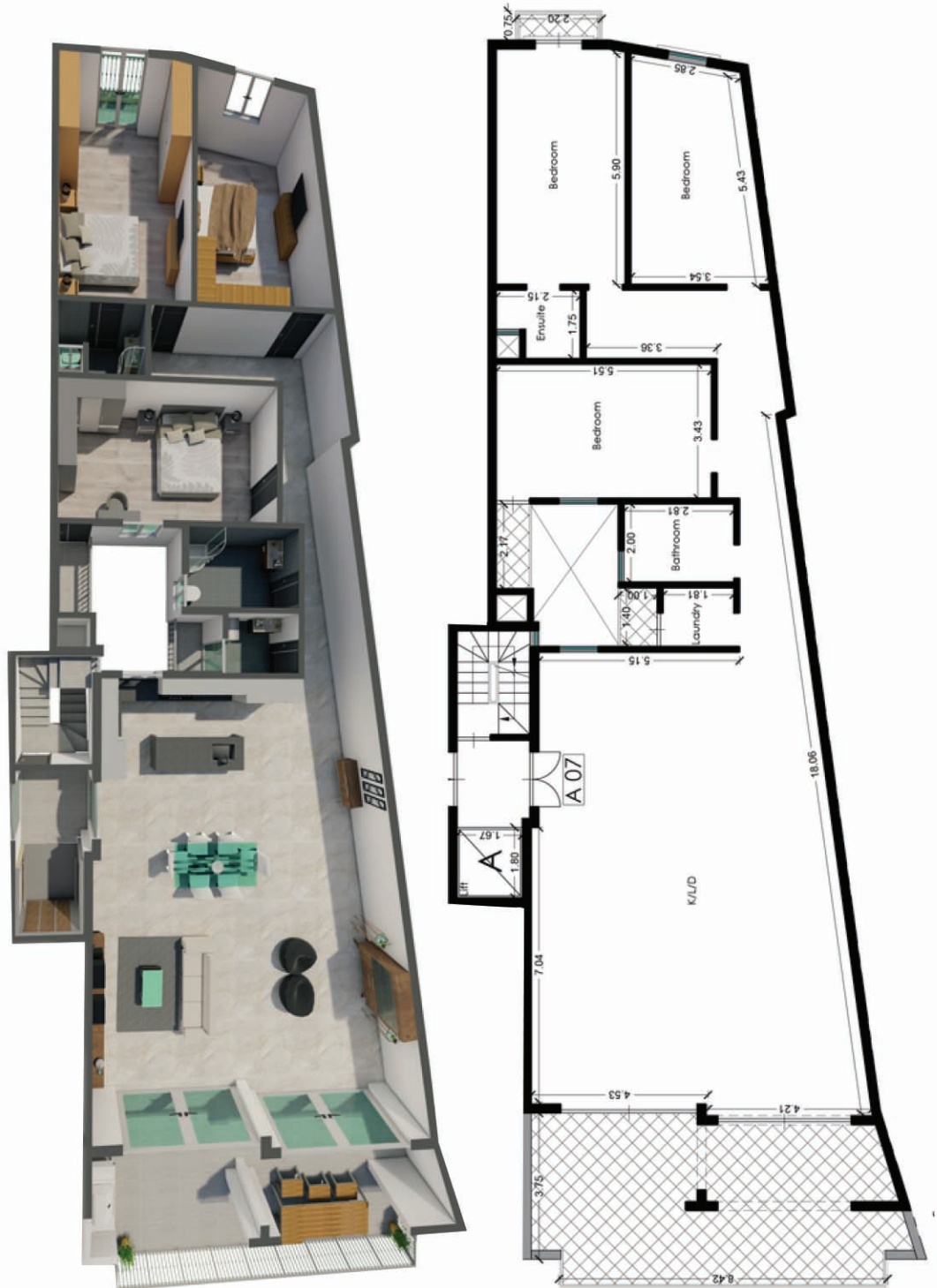
# Apartment A07

TOTAL AREA 245m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system



Third Floor







DAHLET  
TA' ĆENC'  
SANNAT

# Apartment A08

TOTAL AREA 208m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**

FULLY FINISHED



Inclusive of:

**Double glazed  
apertures**

**Photovoltaic  
System**

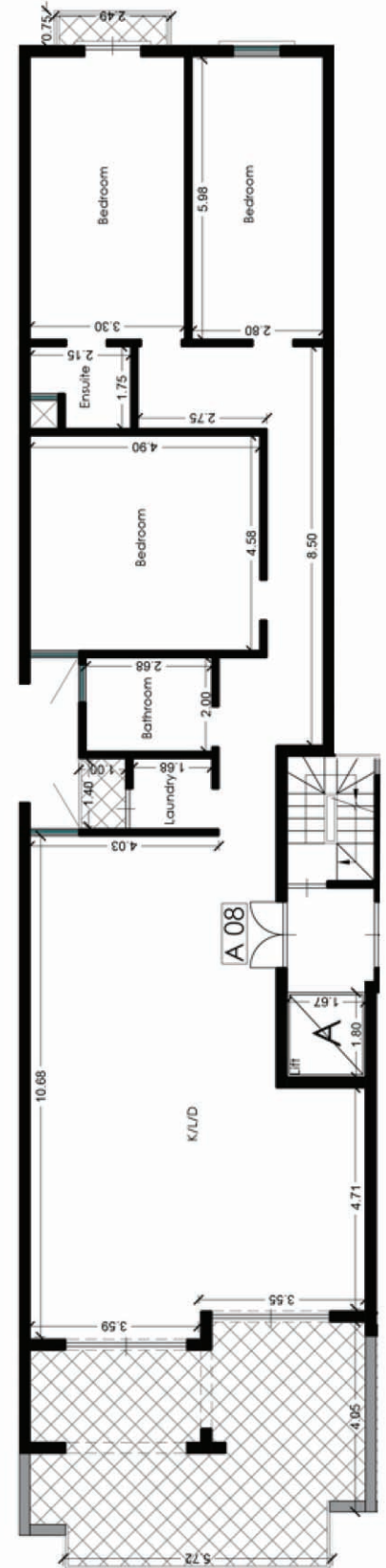
**Thermal  
insulation**

**Preparation for  
Second class  
water system**

**Rainwater  
collection for  
irrigation and  
communal pool**

**Tap water  
filtration /  
reverse  
osmosis  
system**

Third Floor





DAHLET  
TA' CENC'  
SANNAT

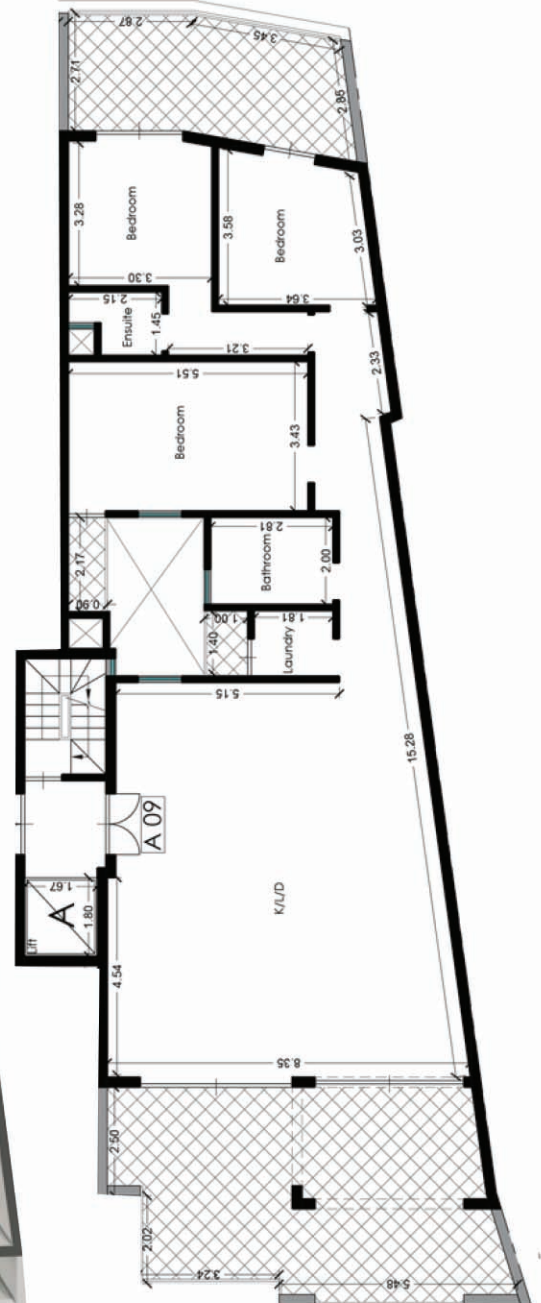
# Apartment A09

TOTAL AREA 196m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system



Penthouse







DAHLET  
TA' CENC'  
SANNAT

# Apartment A10

TOTAL AREA 187m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**

FULLY FINISHED



Inclusive of:

**Double glazed apertures**

**Photovoltaic System**

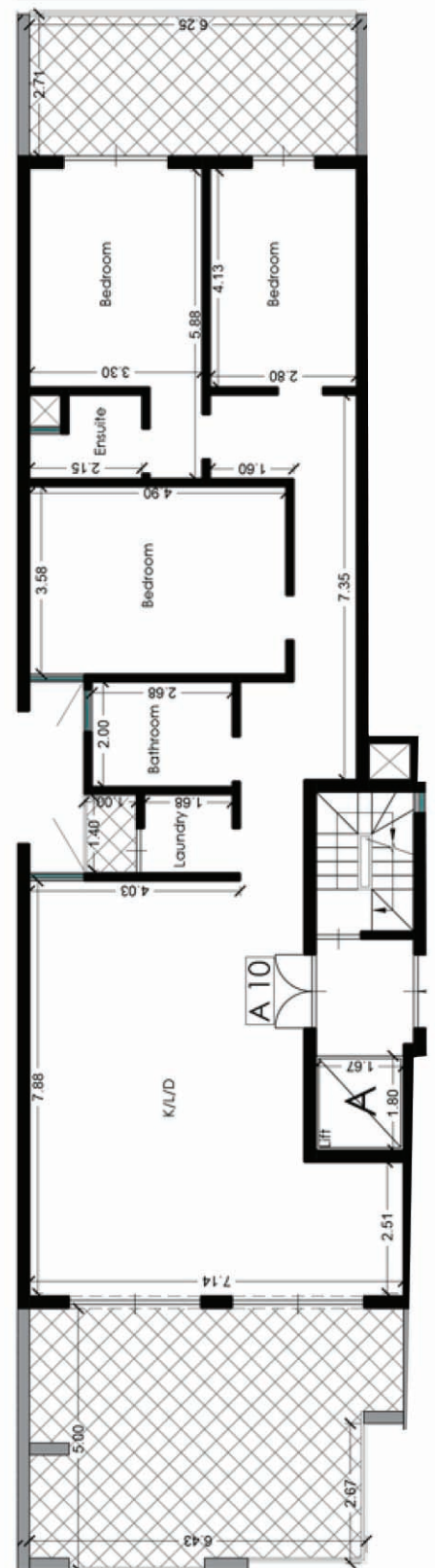
**Thermal insulation**

**Preparation for Second class water system**

**Rainwater collection for irrigation and communal pool**

**Tap water filtration / reverse osmosis system**

**Penthouse**





DAHLET  
TA' CENC'  
SANNAT

# Apartment B01

TOTAL AREA 163m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**

FULLY FINISHED



Inclusive of:

**Double glazed  
apertures**

**Photovoltaic  
System**

**Thermal  
insulation**

**Preparation for  
Second class  
water system**

**Rainwater  
collection for  
irrigation and  
communal pool**

**Tap water  
filtration /  
reverse  
osmosis  
system**



Ground Floor







DAHLET  
TA' CENC  
SANNAT

# Apartment B02

TOTAL AREA 188m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**

FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

Ground Floor





DAHLET  
TA' CENC'  
SANNAT

# Apartment B03

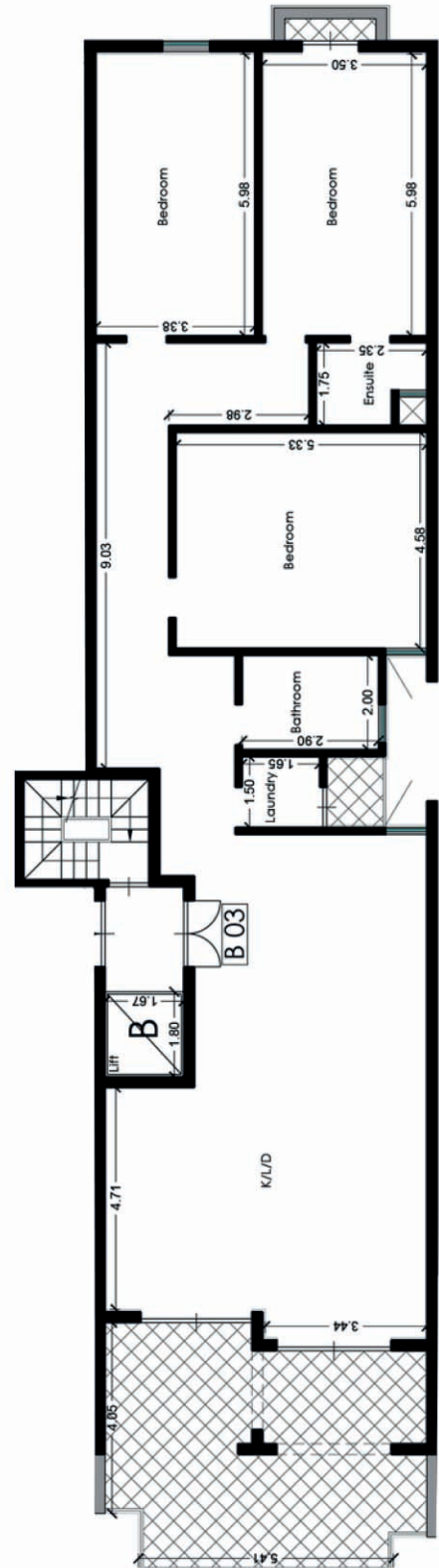
TOTAL AREA 217m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

First Floor







DAHLET  
TA' CENC'  
SANNAT

# Apartment B04

TOTAL AREA 208m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

First Floor





DAHLET  
TA' CENC'  
SANNAT

# Apartment B05

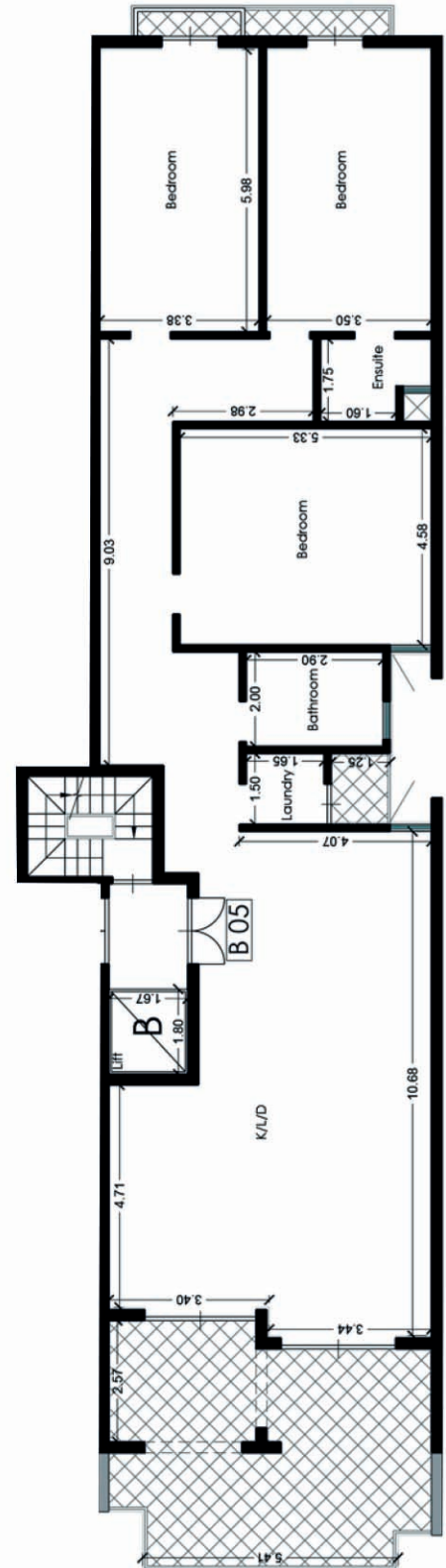
TOTAL AREA 219m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

Second Floor







DAHLET  
TA' CENC  
SANNAT

# Apartment B06

TOTAL AREA 208m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

**Double glazed apertures**

**Photovoltaic System**

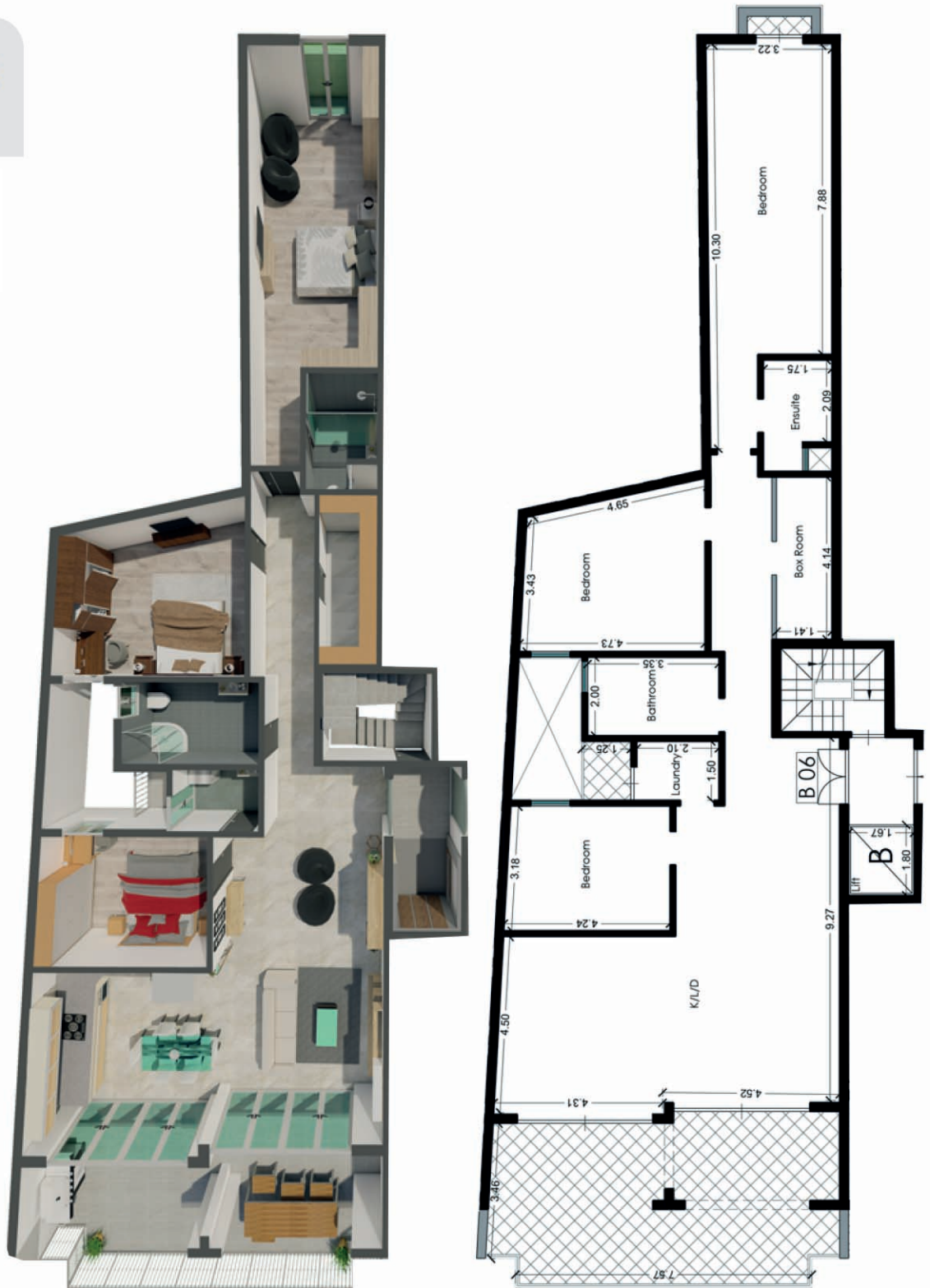
**Thermal insulation**

**Preparation for Second class water system**

**Rainwater collection for irrigation and communal pool**

**Tap water filtration / reverse osmosis system**

Second Floor





DAHLET  
TA' CENC  
SANNAT

# Apartment B07

TOTAL AREA 217m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

**Double glazed apertures**

**Photovoltaic System**

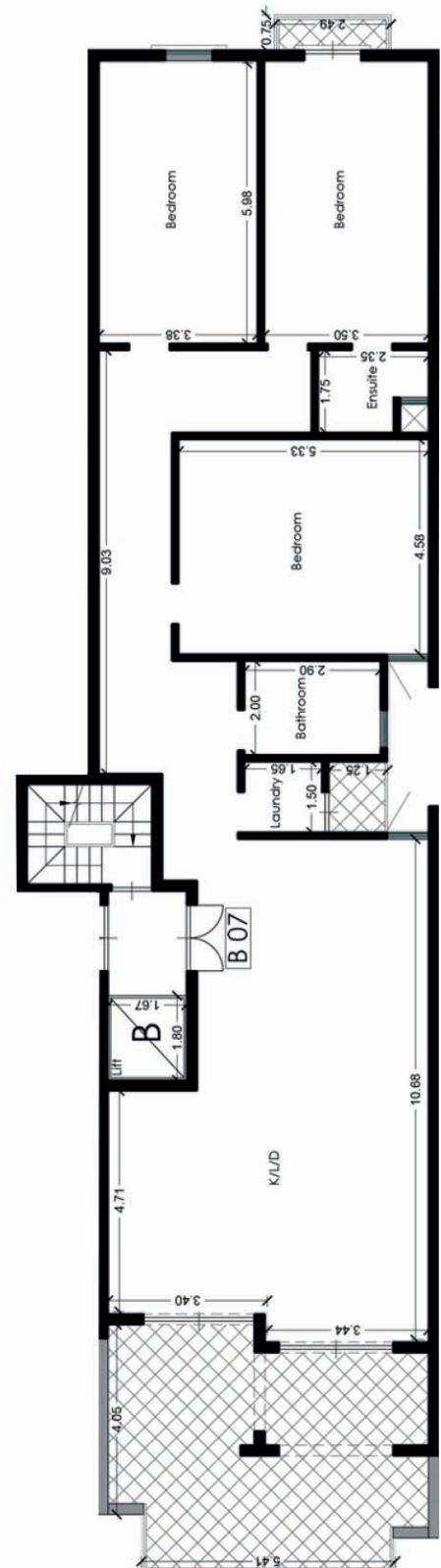
**Thermal insulation**

**Preparation for Second class water system**

**Rainwater collection for irrigation and communal pool**

**Tap water filtration / reverse osmosis system**

Third Floor







DAHLET  
TA' ĊENĊ  
SANNAT

# Apartment B08

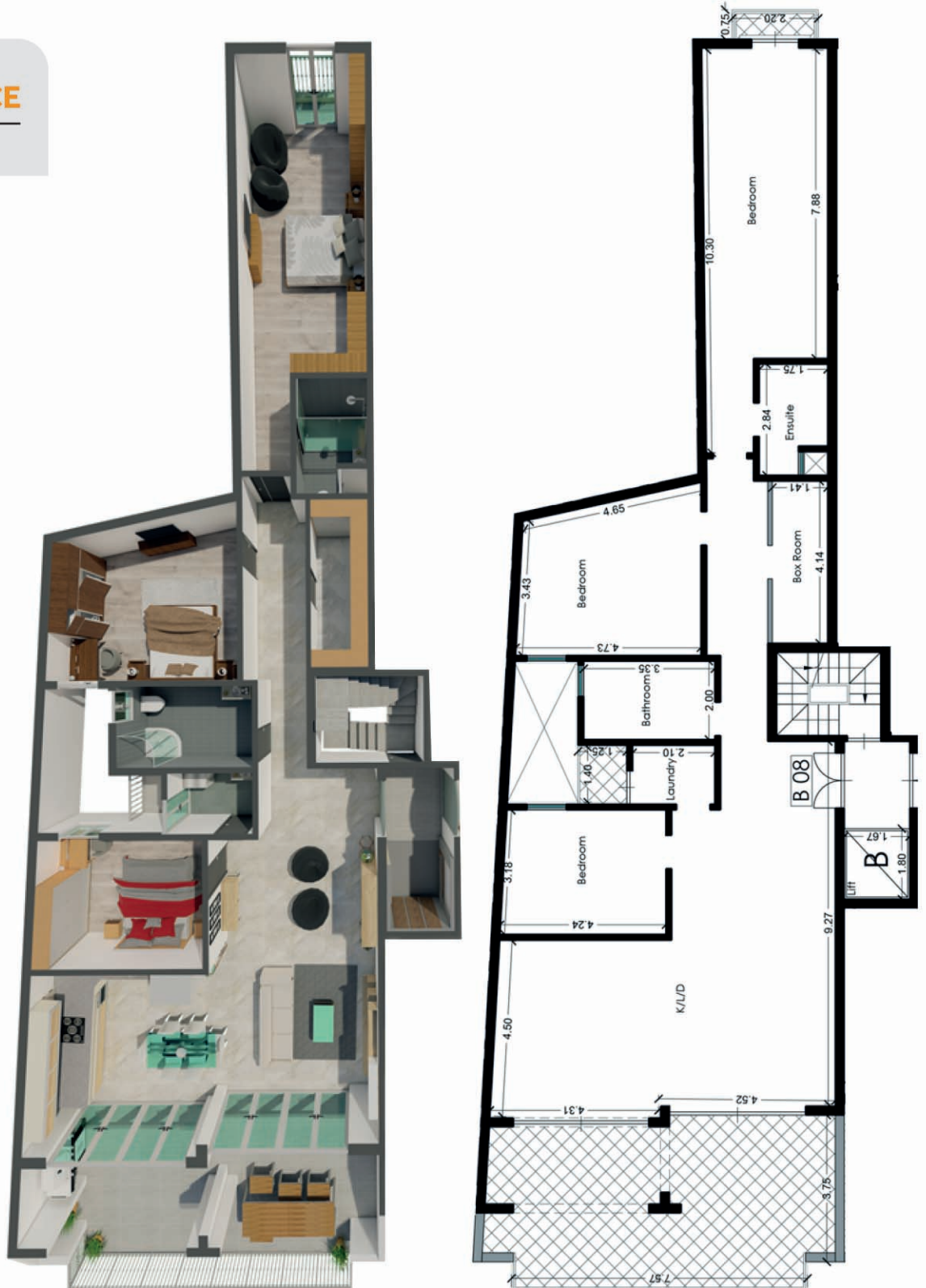
TOTAL AREA 208m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

Third Floor





DAHLET  
TA' ĊENĊ  
SANNAT

# Apartment B09

TOTAL AREA 196m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**

FULLY FINISHED

Inclusive of:

**Double glazed  
apertures**

**Photovoltaic  
System**

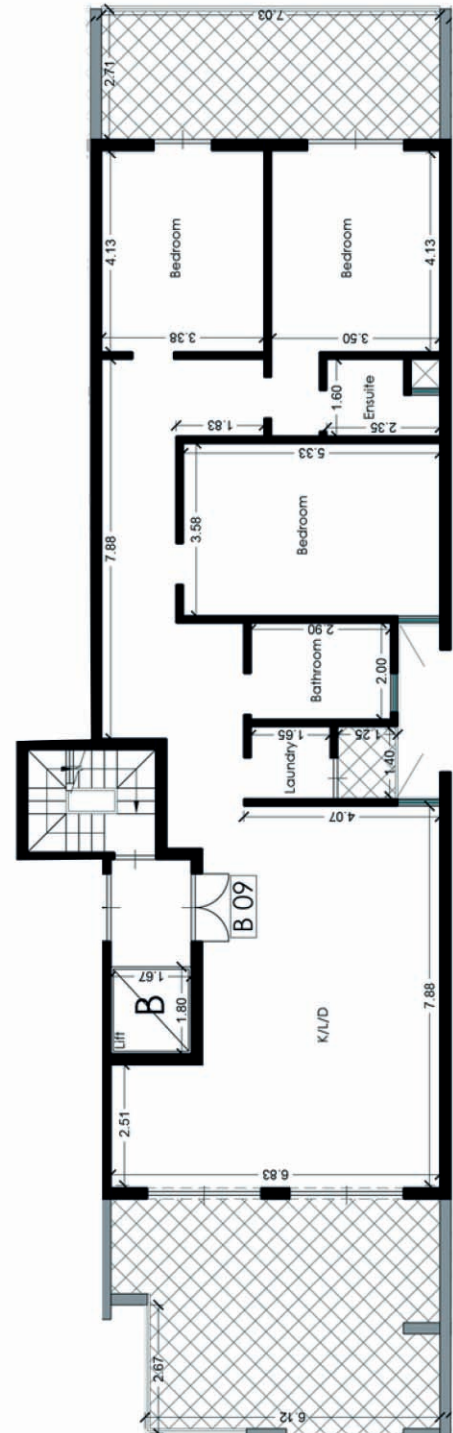
**Thermal  
insulation**

**Preparation for  
Second class  
water system**

**Rainwater  
collection for  
irrigation and  
communal pool**

**Tap water  
filtration /  
reverse  
osmosis  
system**

**Penthouse**







DAHLET  
TA' CENC  
SANNAT

# Apartment B10

TOTAL AREA 185m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**  
FULLY FINISHED

Inclusive of:

- Double glazed apertures
- Photovoltaic System
- Thermal insulation
- Preparation for Second class water system
- Rainwater collection for irrigation and communal pool
- Tap water filtration / reverse osmosis system

Penthouse





DAHLET  
TA' ĆENC'  
SANNAT

# Basement G01

TOTAL AREA 1220m<sup>2</sup>

EARLY BUYER  
**SPECIAL PRICE**

FULLY FINISHED

Inclusive of:

**Vehicle  
charging point  
in each garage**

**Remote  
controlled  
garage door**



Basement



| Unit | Type      | Area              | Floor        | Normal Price     | Special Price |
|------|-----------|-------------------|--------------|------------------|---------------|
| A01  | Apartment | 181m <sup>2</sup> | Ground Floor | <del>€315k</del> | €268k         |
| A02  | Apartment | 196m <sup>2</sup> | Ground Floor | <del>€327k</del> | €278k         |
| A03  | Apartment | 245m <sup>2</sup> | First Floor  | <del>€386k</del> | €328k         |
| A04  | Apartment | 208m <sup>2</sup> | First Floor  | <del>€351k</del> | €298k         |
| A05  | Apartment | 245m <sup>2</sup> | Second Floor | <del>€426k</del> | €362k         |
| A06  | Apartment | 210m <sup>2</sup> | Second Floor | <del>€386k</del> | €328k         |
| A07  | Apartment | 245m <sup>2</sup> | Third Floor  | <del>€468k</del> | €398k         |
| A08  | Apartment | 208m <sup>2</sup> | Third Floor  | <del>€426k</del> | €362k         |
| A09  | Penthouse | 221m <sup>2</sup> | Fourth Floor | <del>€515k</del> | €438k         |
| A10  | Penthouse | 187m <sup>2</sup> | Fourth Floor | <del>€468k</del> | €398k         |
| B01  | Apartment | 163m <sup>2</sup> | Ground Floor | <del>€292k</del> | €248k         |
| B02  | Apartment | 188m <sup>2</sup> | Ground Floor | <del>€315k</del> | €268k         |
| B03  | Apartment | 217m <sup>2</sup> | First Floor  | <del>€351k</del> | €298k         |
| B04  | Apartment | 208m <sup>2</sup> | First Floor  | <del>€362k</del> | €308k         |
| B05  | Apartment | 219m <sup>2</sup> | Second Floor | <del>€386k</del> | €328k         |
| B06  | Apartment | 208m <sup>2</sup> | Second Floor | <del>€399k</del> | €339k         |
| B07  | Apartment | 217m <sup>2</sup> | Third Floor  | <del>€426k</del> | €362k         |
| B08  | Apartment | 208m <sup>2</sup> | Third Floor  | <del>€439k</del> | €373k         |
| B09  | Penthouse | 192m <sup>2</sup> | Fourth Floor | <del>€468k</del> | €398k         |
| B10  | Penthouse | 185m <sup>2</sup> | Fourth Floor | <del>€468k</del> | €398k         |

Properties sold on plan, fully finished including  package.

Underlying garages served with lift available from €26k



# Z E R O

## Carbon Neutral Target Internal Construction & Finishing Package

### RESIDENTIAL UNIT

#### INTERNAL SPECIFICATIONS, MATERIAL AND LABOUR INCLUSIVE

1. CONSTRUCTION of residential unit in materials chosen by contractor. Plastering in white painted gypsum. If stone is used, choice of plastering with 'wire brush' method (no straight edges or corners guaranteed).
2. PLUMBING, ELECTRICITY, COMMUNICATIONS

Choice of positioning (if not completed before sale of unit) of:

- a) kitchen/living/dining combined; ten (10) double plugs, one (1) hob/cooker power point, two (2) two-way lighting points, one (1) air-condition point, one (1) sink hot and cold water point and drain, one (1) electrical point for water heater, one (1) data point, one (1) gas pipe conduit or extra hob/cooker power point, one (1) audio intercom (except for ground floor units with own entrance)
- b) each bedroom: four (4) double plugs (two (2) of which with USB), one (1) two-way lighting point, one (1) air-condition point, one (1) data point
- c) each bathroom: two (2) one-way lighting points, one (1) sink and one (1) shower/bath hot and cold-water points and drain points, one (1) flushing cold water point and one (1) toilet drainage point. If no separate laundry room additional one (1) cold water point, one (1) drain and one (1) power point
- d) corridor and or hall if any: one (1) two (2) way lighting point, one (1) double plug (if corridor exceeds six meters in length), extra two-way lighting point and extra double plug for every additional six meters of corridor length
- e) laundry room if any: two (2) double plugs, one (1) one-way lighting point, one (1) cold and hot water point and drain
- f) any other room if any: one (1) one-way lighting point, one (1) double plug

- g) second plumbing network for flushings in preparation for grey water (2nd class water) supply possibility and temporary fed from normal supply, electrical water heater (eighty litres, (80L), one (1) distribution box in residential unit, one (1) fire alarm system with sensors as required by law
3. APERTURES: choice (if order not completed before sale of unit) of internal doors from contractor's supplier only
  4. TILING: choice (if order not completed before sale of unit) of ceramic floor and bathroom tiles from the contractor's supplier only, skirting made with same tile material
  5. SANITARY WARE IN EACH BATHROOM; shower (tray, cubicle, adjustable rail) or bathtub, chrome plated single lever shower/bath and sink mixer, toilet complete with flushing and plastic seat, sink, toilet paper holder, shower and sink towel and soap holders, and mirror
  6. FALSE CEILINGS: made of plain gypsum sheets, painted in white, up to 30% of each room ceiling area in kitchen/living/dining, bedrooms, corridors and up to 100% in bathrooms. Seamless light fittings included, one (1) for every three (3) sqm of false ceiling. In bathrooms, water resistant gypsum will be used
  7. INSULATION: minimum twenty (20) mm thickness to exposed single skinned walls (not applicable to third party walls adjacent to properties that can be built, meaning they will not remain exposed in the future)
  8. SOUNDPROOFING; layer (thin condensed foam) beneath infill/tiling all along all internal areas
  9. AIRCONDITIONING; one (1) unit in each bedroom and one (1) in kitchen/living/dining room, with individual outdoor units in closest shaft/roof. Minimum five hundred (500) BTU per one (1) sqm internal space of each room

Note:

All specifications include labour and material

Construction works are guaranteed for fifteen (15) years from completion of unit

Finishing works are guaranteed for two (2) years from completion of individual works

Damage/cracks resulting from building natural movements are not guaranteed

Works already completed prior to signing of agreement supersede the above specifications

The resulting built, finished internal height must be in accordance with the Sanitary Regulations



# Z E R O

## Carbon Neutral Target External Construction & Finishing Package

### RESIDENTIAL COMPLEX / BLOCK

#### EXTERNAL SPECIFICATIONS, MATERIAL AND LABOUR INCLUSIVE

1. Construction in shell of residential unit and common parts in material chosen by contractor
2. Passenger lift traction type, minimum six (6) passenger or four hundred and fifty (450) kg
3. Keypad-locked doorways of passenger lifts in basement for enhanced security
4. Stairs, landings, window/balcony/terrace sills in marble/granite/travertine/hardstone
5. Communal drainage and rainwater piping, one lighting point, one waterproof power point, one cold water point, one rainwater floor drain in any yard/terrace
6. Video intercom linked to block main door with automated lock
7. Letterboxes (numbered and named), water and electrical meter communal cabinets
8. Fire rated residential units' front doors (minimum 30minutes), communal fire alarm
9. Automatic/timer lighting in common areas
10. Membrane on terraces, yards, staircases/lift shaft roofs & internal road/piazza if any
11. 'Kontrabejt' with insulation (spray, gravel/'torba', concrete) on roof, with expansion joints (applicable for finishing of penthouses only), terraces of penthouses will also be insulated if enough height for finishing is available
12. Plastering & waterproof painting of internal shafts/yards & third-party walls, plastering of facades & staircases
13. Rust proof railings in balconies and terraces, railings in stairs if so required
14. Block name plaque

15. PVC apertures (double glazed glass, including insect screens) in internal shafts, yards and facades; 'Lift & Slide' mechanism for openings wider than four (4.00m) meters
16. Tiling of balconies, terraces, yards & floor finishing of internal road/piazza if any
17. Rubbish hanging bar or room if any
18. Landscaping with drip irrigation system in large designated communal areas if any
19. Fully functional communal pool, reservoir, backwash and deck area
20. Communal photovoltaic system, minimum ten (10) panels x three hundred and fifty watts (350W) each (not government subsidized) for common parts consumption
21. Individual photovoltaic system (each residential unit), minimum eight (8) panels x three hundred and fifty watts (350W) (not government subsidized)
22. Water Pressure pump for each residential unit with less than 8.5m of gravity from water tank (measured from FFL to FFL (Finished Floor Level)). Does not apply for 2nd plumbing system (grey water for flushings).
23. Two (2) water tanks for each residential unit of combined maximum five hundred litres (500L)
24. Reverse Osmosis/filter for each residential unit including piping to the kitchen
25. Distribution box next to electricity supply meter, wiring and water piping from meters to residential unit and to water tanks/photovoltaic system

Note:

All specifications include labour and material

Construction works are guaranteed for fifteen (15) years from completion of unit

Finishing works are guaranteed for two (2) years from completion of individual works

Damage/cracks resulting from building natural movements is not guaranteed

Works already completed prior to signing of agreement supersede the above specifications

The resulting built, finished internal height must be in accordance with the Sanitary Regulations



# Z E R O

## Carbon Neutral Target External Construction & Finishing Package

### GARAGE COMPLEX

#### EXTERNAL SPECIFICATIONS, MATERIAL AND LABOUR INCLUSIVE

1. Construction of garage/car space & common areas in materials chosen by contractor.
2. Plastering of communal area walls with white painted frakass/GR1000 or similar. On natural stone, 'wire brush' method may be used. Floors in concrete with power float finish. Ramps with natural concrete (unpolished) finish. Ceilings, columns and beams will remain without plaster/paint. Stairs and corridors in natural concrete and not plastered/untiled. Landings of passenger lifts in marble. Shafts floors in gravel finish.
3. Communal areas lighting with automatic/timer switching, with submeter from residential complex/block common meter
4. Communal entrance door/gate with remote control and emergency release key for each garage/car space owner.
5. Cable trays, rubber corners, signs, fire alarm, fire doors as may be required according to permits but otherwise at contractor's discretion
6. Refuse/garbage room in common with Residential complex/block/s

#### Note:

All specifications include labour and material

Construction works are guaranteed for fifteen (15) years from completion of unit

Finishing works are guaranteed for two (2) years from completion of individual works

Damage resulting from building natural movements is not guaranteed

Works already completed prior to signing of agreement supersede the above specifications

The resulting built, finished internal height must be in accordance with the Sanitary Regulations