

**A new destination set to be completed for August 2023**





# EMERALD MANSIONS

welcome to our latest vision

We are pleased to share with you our latest vision of a residential project offering potential buyers the chance to enjoy living in homes open to the countryside with wide layouts and complete with all amenities. Becoming a part of Emerald Mansions will allow you to enter into an apartment of your choosing in a finished state, allowing you to complete the spaces with furnishings of your choosing to turn this project into a community of residences.



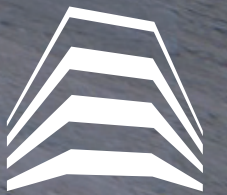
## ALL ROUND OPENESS



## TAKE IN THE COUNTRYSIDE



Located on the edge of the village of Zabbar which will guarantee unobstructed views to the surrounding rural landscape that is so typical of the island's countryside. Apartments are provisioned with generous terraces and natural daylight that will allow residents to enjoy a seamless transition with the outdoors.



## CORNER PROMINENCE

Being a project with three fronts, will create a distinguishable location owing in part to the residences that will be enjoying the benefits of a corner home. These residences have the benefit of terraces wrapping around the facade that adds outdoor terrace space. From the exterior, the corners also allow the continuity in the language of the facade to make Emerald mansions have its unitary appearance.

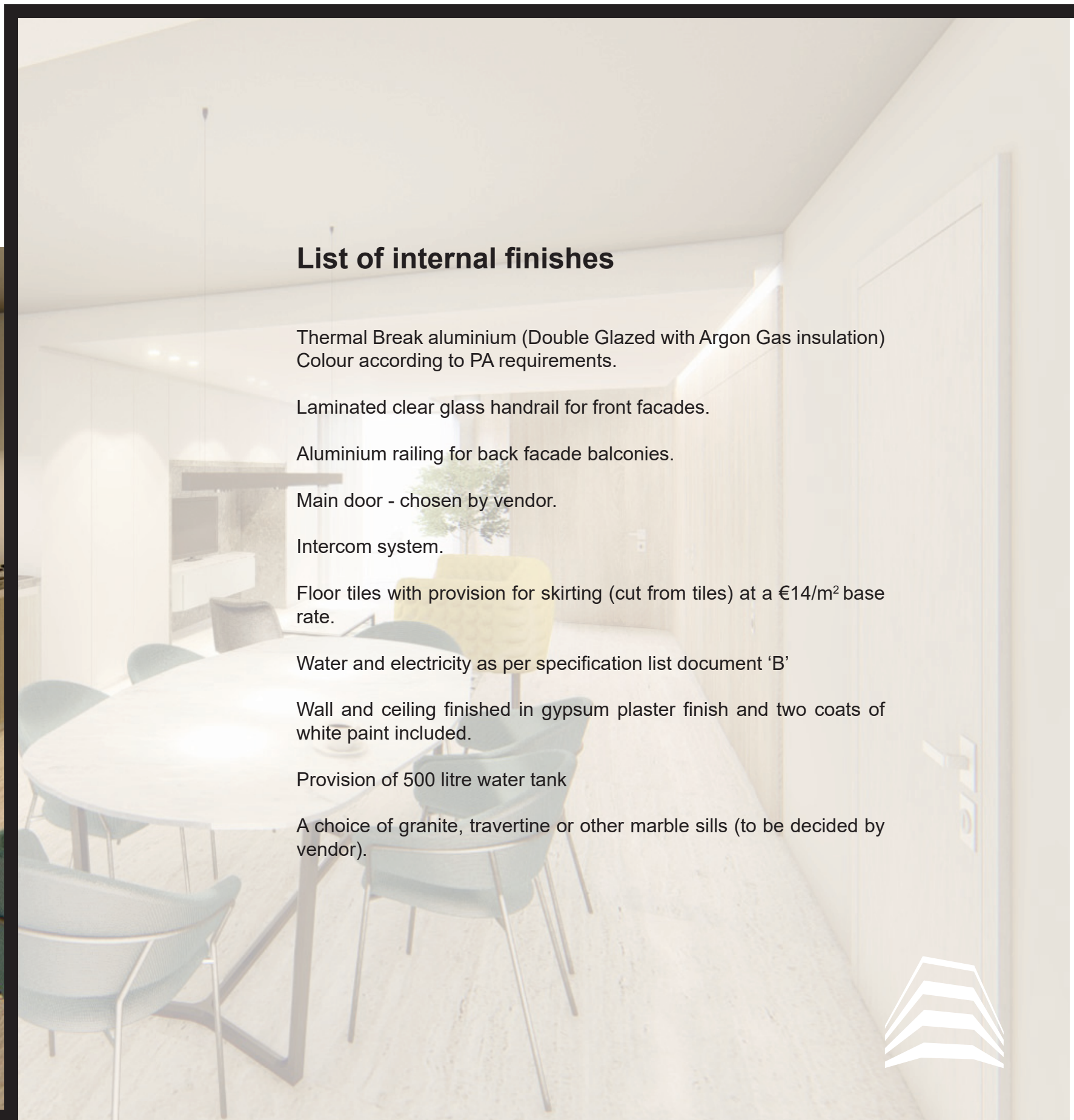


# FINISHES





Emerald mansions offers residents with the chance to enter your home having a complete installation for provision of water & electricity in addition to the finishing of the main structure with painted walls and tiled flooring. A list of the finishes that will be provided as standard is being shown on this page.



## List of internal finishes

Thermal Break aluminium (Double Glazed with Argon Gas insulation)  
Colour according to PA requirements.

Laminated clear glass handrail for front facades.

Aluminium railing for back facade balconies.

Main door - chosen by vendor.

Intercom system.

Floor tiles with provision for skirting (cut from tiles) at a €14/m<sup>2</sup> base rate.

Water and electricity as per specification list document 'B'

Wall and ceiling finished in gypsum plaster finish and two coats of white paint included.

Provision of 500 litre water tank

A choice of granite, travertine or other marble sills (to be decided by vendor).





## Finishes conditions

Electrical plan layout will be provided by the client.

Any differences in the prices of special types of apertures or upgrading have to be borne by the client.

Application and installation cost of water and electricity meters are NOT included.

Any items which will not be chosen from our suppliers which are not delivered on time by the client when asked to do so, will not hold in any way the date of contract.

Any items which will not be chosen from our suppliers are to be refunded to the client on the contract date.

Any costs of laying large sizes of tiles bigger than 600mm x 600mm, smaller than 450mm x 450mm or parquet sizes are to be borne by the clients and paid directly to the subcontractors.

Any costs of chamfered skirting are to be borne by the client and paid directly to the subcontractors.

Any additions to the M&E layouts are to be borne by the clients and paid directly to the subcontractors.

Any structural alteration have to be approved by the appointed Architect in charge of the project.

All contributions are inclusive of VAT.





# COMMON SPACES





Living in Emerald mansions allows residents to have comfortable amenities for access and common spaces as can be seen in the list provided here.

## List of common finishes

Front facade to be rendered with a silicato render

Shafts and back facades to be rendered with a GR1000 plaster.

Top roof and penthouse terrace roofs to be provided with insulation, membrane and concrete screed.

Gypsum plastering with two coats of paint for internal common areas.

Provision of common letter boxes for every residence.

Provision of a four to six passenger lift.

Common stairs to be lined with granite, travertine or other marble.

Common stairs to be provided with aluminium handrail.

Emergency lights.

Preparation for internet and satellite connections.

Complete installation of drainage system including connection with mains sewer.

Every balcony and terrace to be provided with drainage.



## SPECIFICATION LIST B





### Three bedroom specification list

- 14 Light points in ceiling
- 10 One way switches
- 6 Two way switches
- 22 Double sockets
- 6 Double poles 13A
- 4 Air condition points with drain
- 1 Cooker and induction points
- 4 Empty TV point
- 4 Empty Data point
- 2 Intercom points
- 1 Twelve module distribution box
- 1 Over and under including lighting protector
- 1 Earth bonding
- 1 Single socket water tight
- 2 Water tap in balconies and / or terraces
- 1 Hot & Cold connection for kitchen sink with drainage installation
- 1 Plumbing and drainage installation for washing machine
- 1 Plumbing and drainage installation for dish washer
- 3 Water heater plumbing and electrical points





## Two bedroom specification list

- 13 Light points in ceiling
- 9 One way switches
- 5 Two way switches
- 19 Double sockets
- 6 Double poles 13A
- 3 Air condition points with drain
- 1 Cooker and induction points
- 3 Empty TV point
- 3 Empty Data point
- 2 Intercom points
- 1 Twelve module distribution box
- 1 Over and under including lighting protector
- 1 Earth bonding
- 1 Single socket water tight
- 1 Water tap in balconies and / or terraces
- 1 Hot & Cold connection for kitchen sink with drainage installation
- 1 Plumbing and drainage installation for washing machine
- 1 Plumbing and drainage installation for dish washer
- 3 Water heater plumbing and electrical points





## One bedroom specification list

- 12 Light points in ceiling
- 8 One way switches
- 4 Two way switches
- 16 Double sockets
- 6 Double poles 13A
- 2 Air condition points with drain
- 1 Cooker and induction points
- 2 Empty TV point
- 2 Empty Data point
- 2 Intercom points
- 1 Twelve module distribution box
- 1 Over and under including lighting protector
- 1 Earth bonding
- 1 Single socket water tight
- 1 Water tap in balconies and / or terraces
- 1 Hot & Cold connection for kitchen sink with drainage installation
- 1 Plumbing and drainage installation for washing machine
- 1 Plumbing and drainage installation for dish washer
- 2 Water heater plumbing and electrical points



# FLOOR PLANS

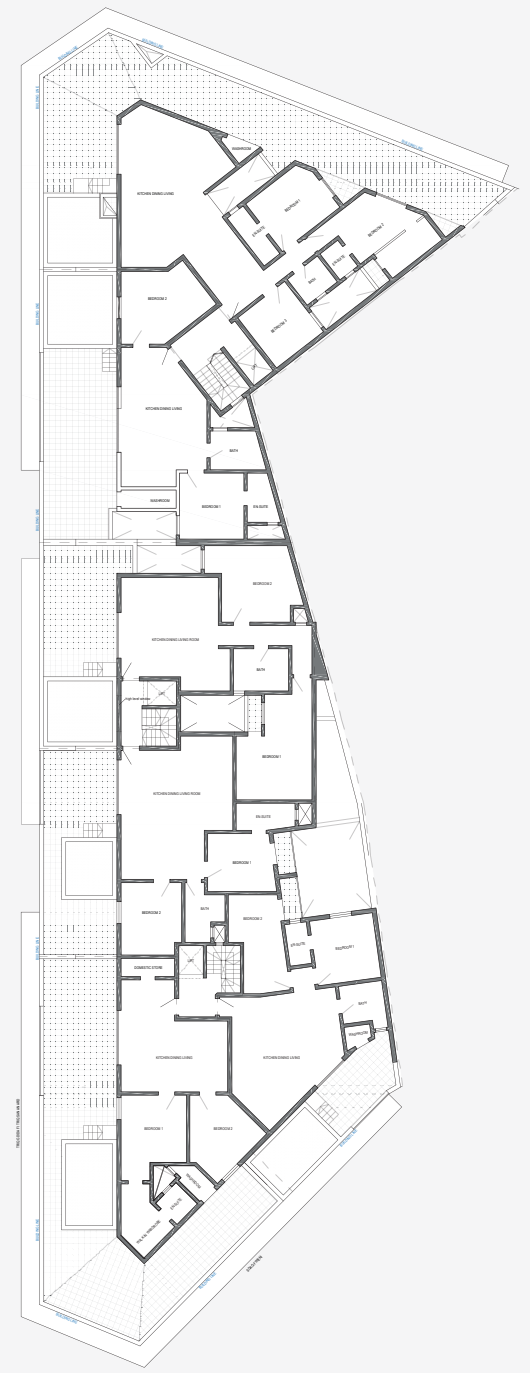
After the general overview of Emerald Mansions, we will now provide you with a complete list of the available residences with an explanation of their location within the complex, relevant dimensions and area figures together with the current offering rate.



Ground floor level

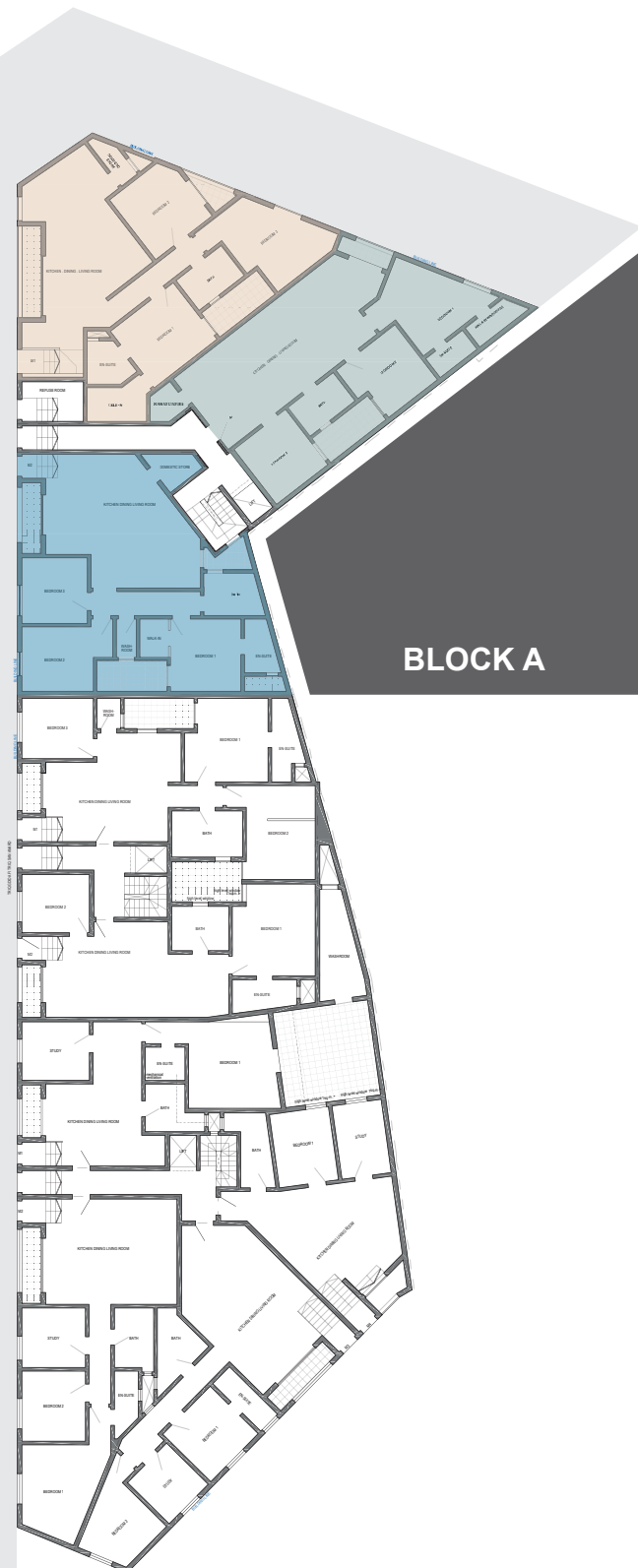


Typical floor level



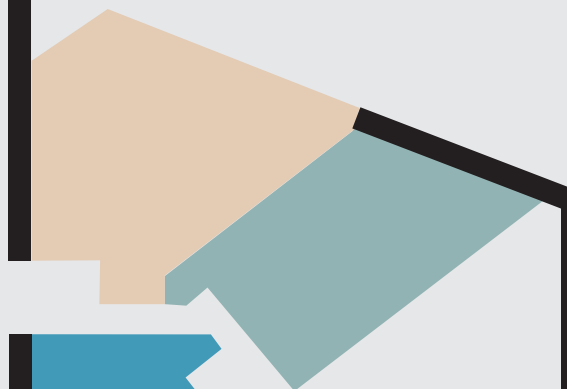
Receded floor level

# GROUND FLOOR



## MAISONETTE M1

3 NO. OF BEDROOMS  
131 GROSS INTERNAL AREA  
13 EXTERNAL AREAS  
144 TOTAL AREA OF PROPERTY



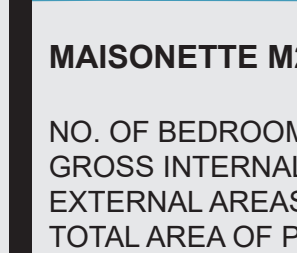
## APARTMENT A1

3 NO. OF BEDROOMS  
117 GROSS INTERNAL AREA  
9 EXTERNAL AREAS  
126 TOTAL AREA OF PROPERTY



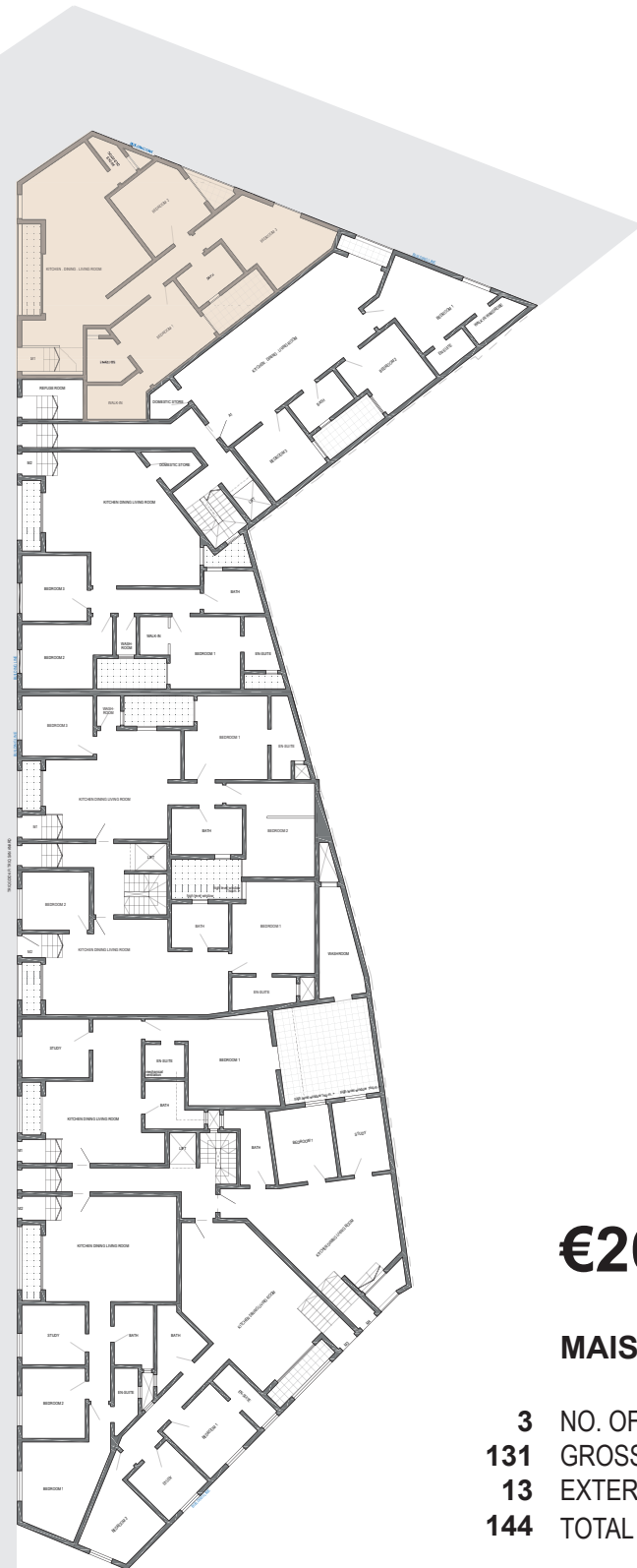
## MAISONETTE M2

3 NO. OF BEDROOMS  
123 GROSS INTERNAL AREA  
12 EXTERNAL AREAS  
135 TOTAL AREA OF PROPERTY





# MAISONETTE M1



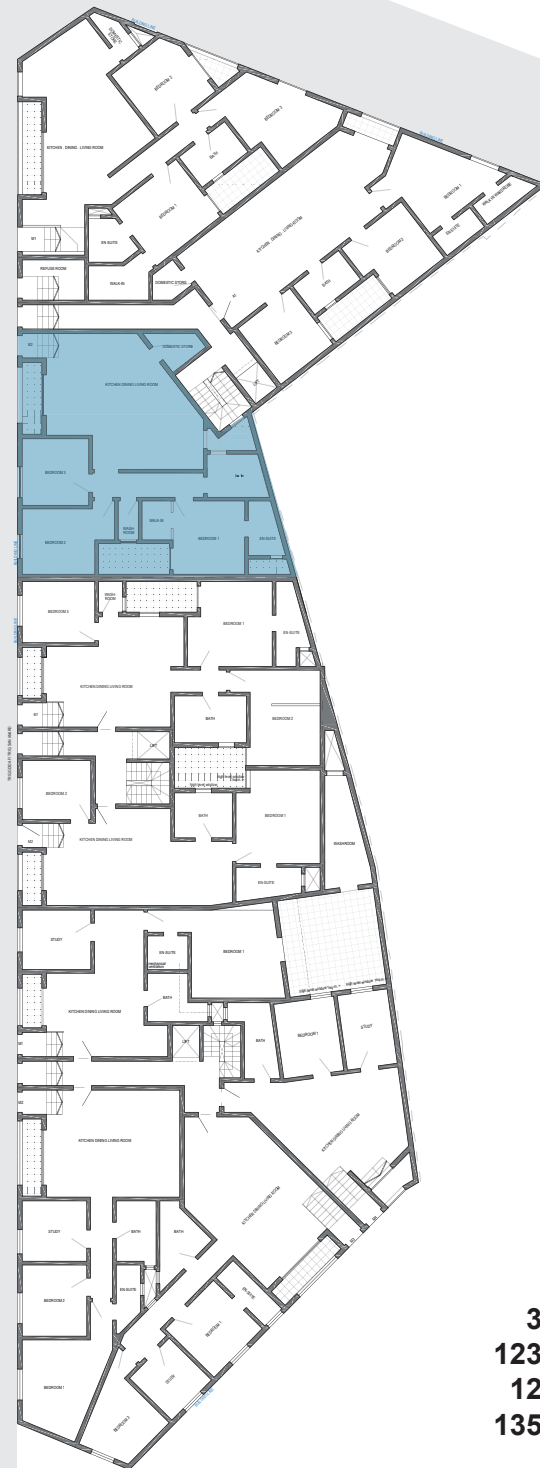
**€265,000**

**MAISONETTE M1**

- 3** NO. OF BEDROOMS
- 131** GROSS INT. AREA
- 13** EXTERNAL AREAS
- 144** TOTAL AREA



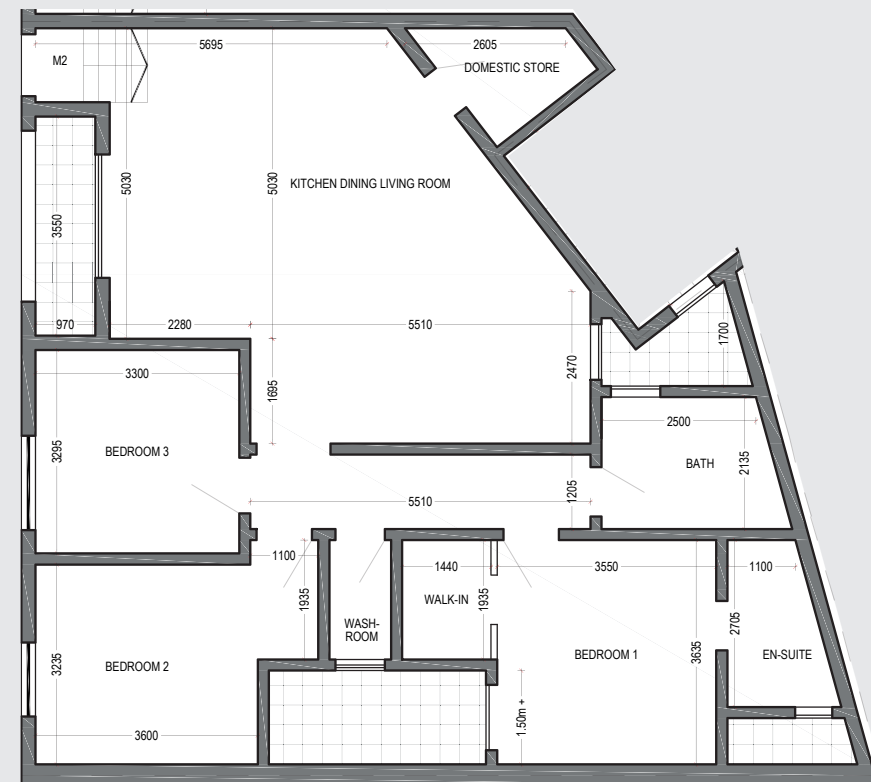
# MAISONNETTE M2



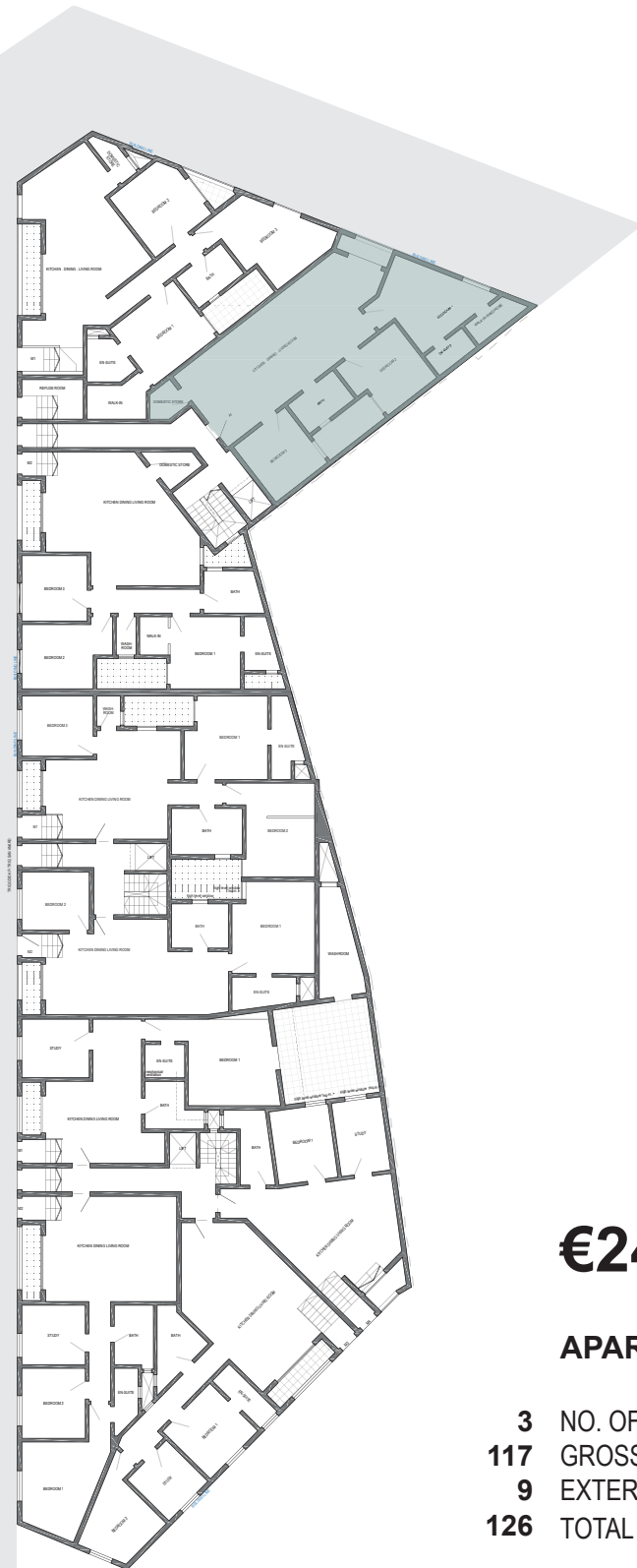
**€260,000**

**MAISONNETTE M2**

- 3** NO. OF BEDROOMS
- 123** GROSS INT. AREA
- 12** EXTERNAL AREAS
- 135** TOTAL AREA



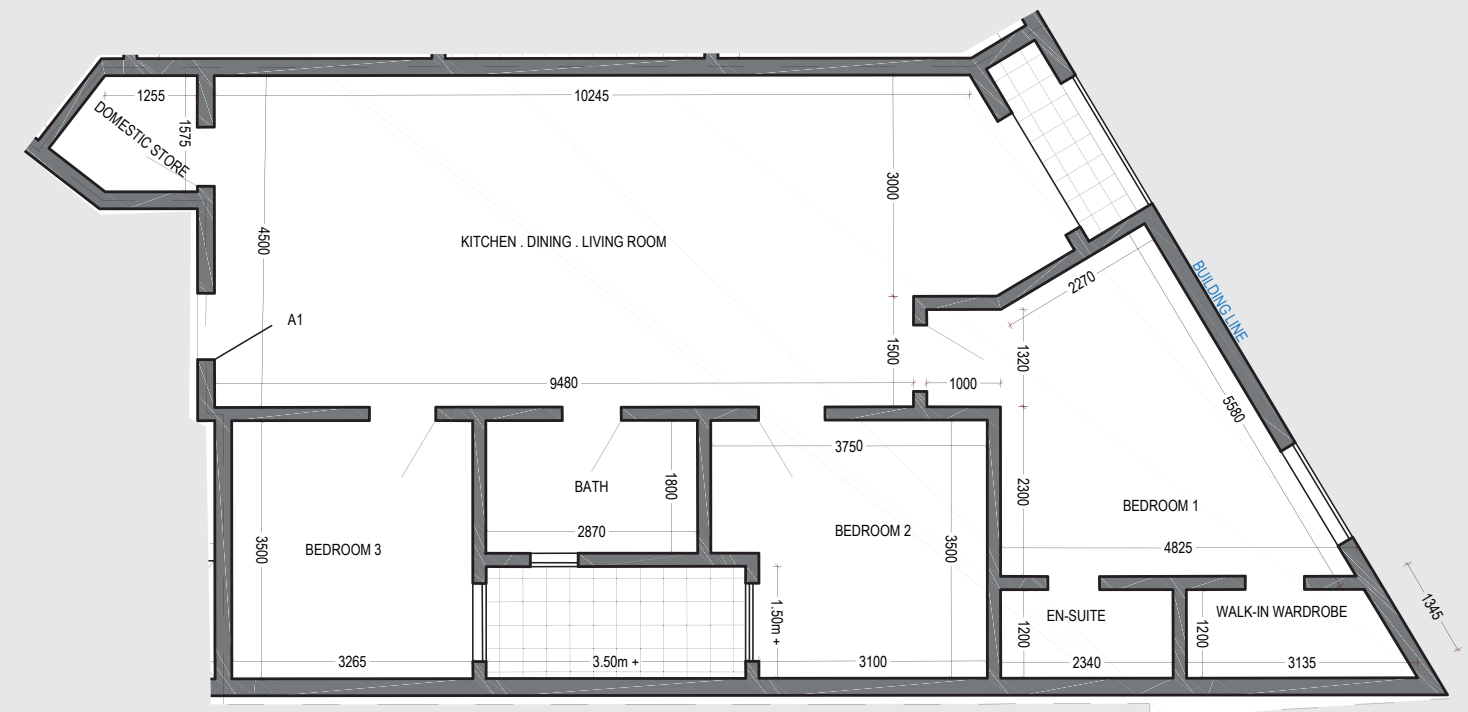
# APARTMENT A1



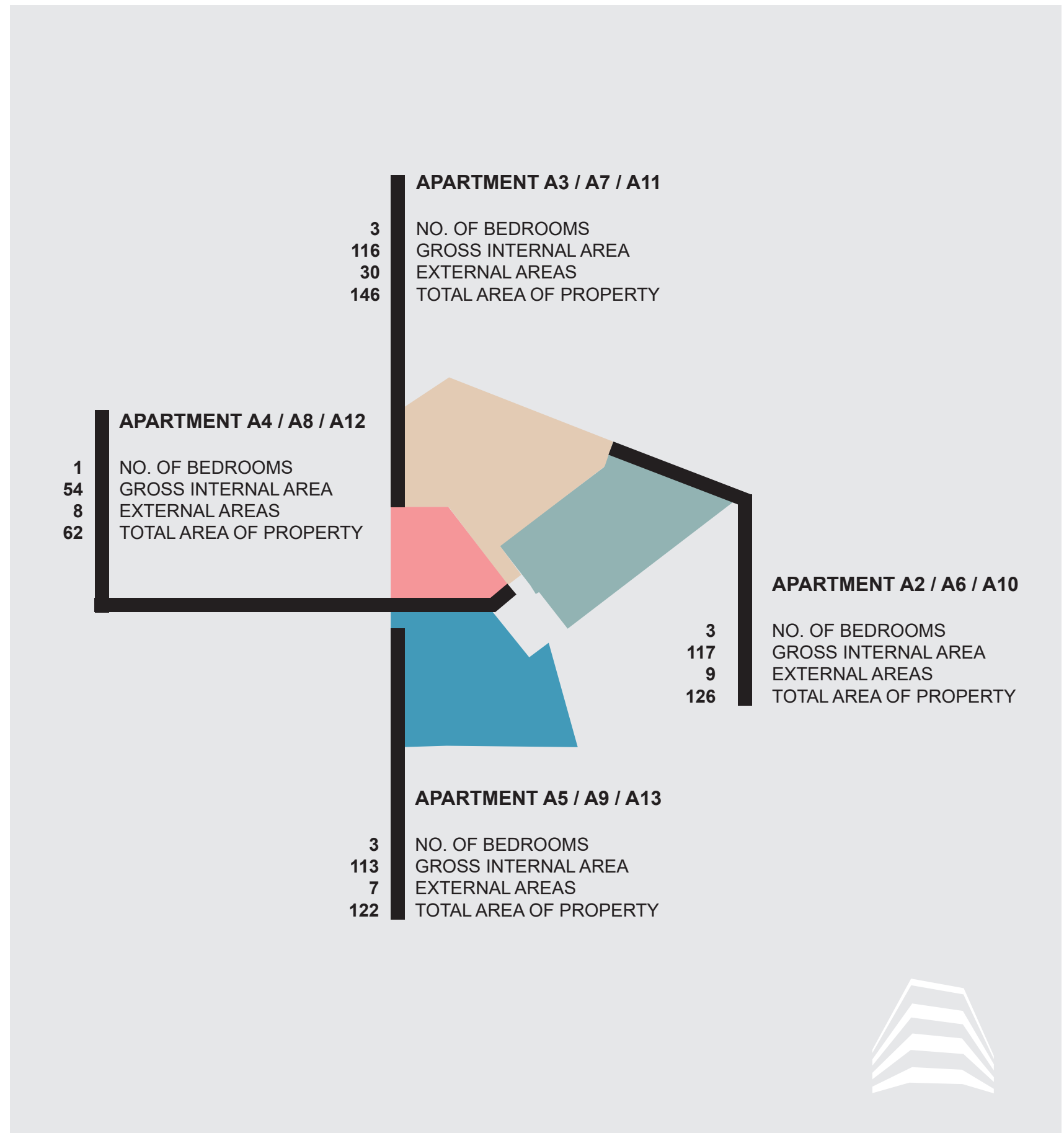
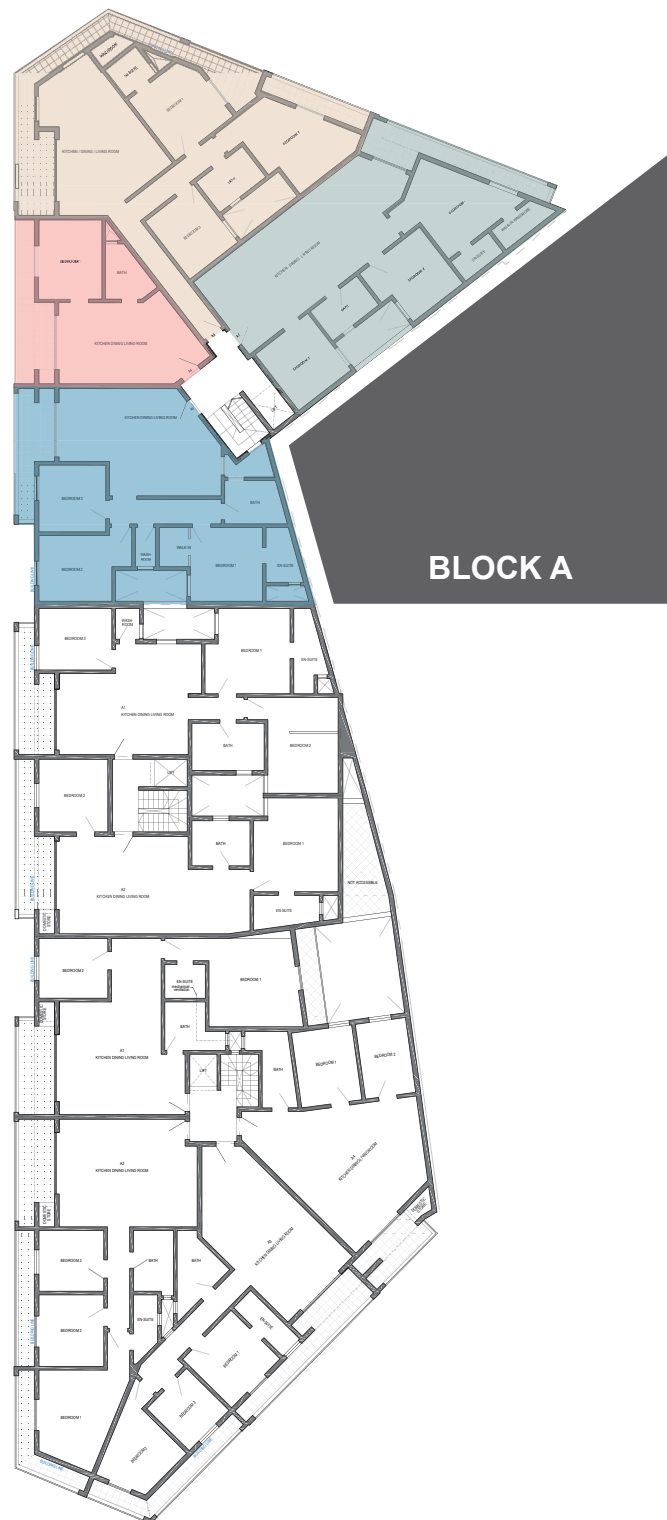
**€240,000**

## APARTMENT A1

- 3** NO. OF BEDROOMS
- 117** GROSS INT. AREA
- 9** EXTERNAL AREAS
- 126** TOTAL AREA



# 1st / 2nd / 3rd FLOORS





# APARTMENT A3 / A7 / A11

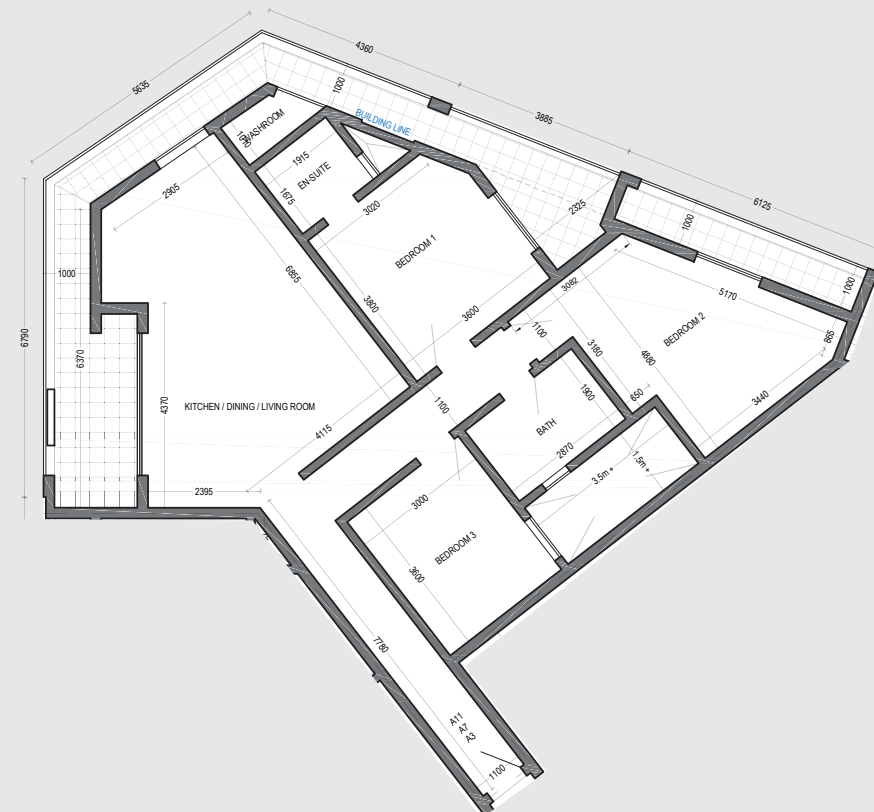
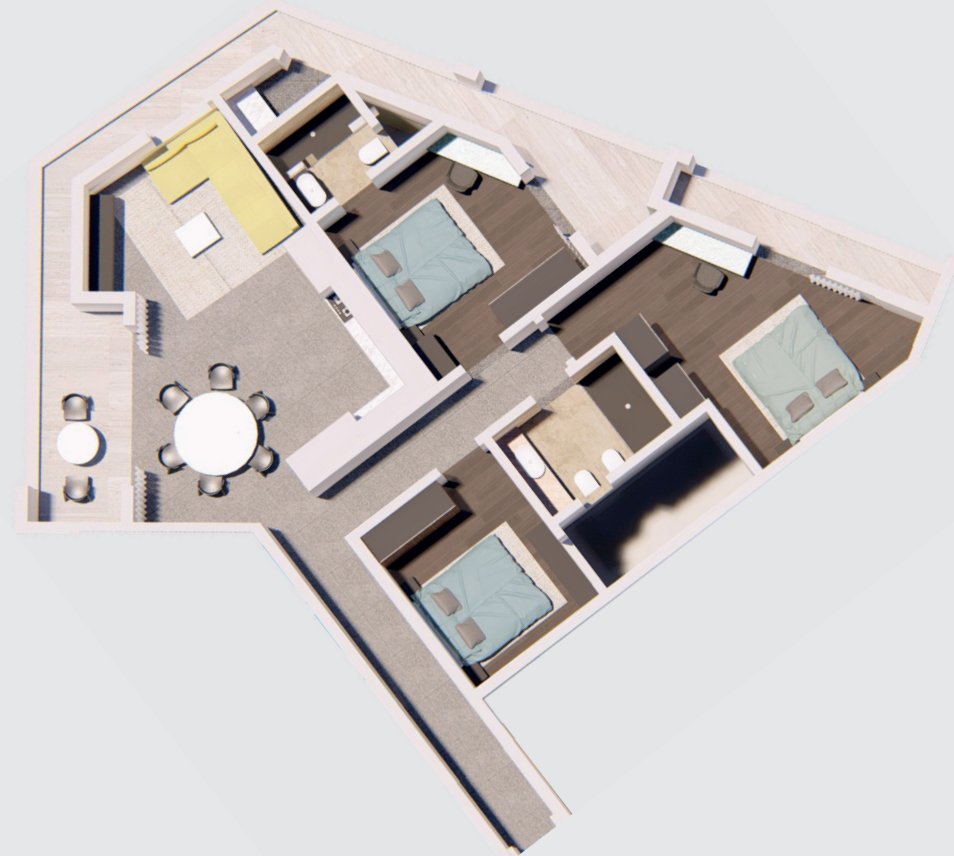


**€275,000**  
APARTMENT A3

**€280,000**  
APARTMENT A7

**€285,000**  
APARTMENT A11

**3** NO. OF BEDROOMS  
**116** GROSS INT. AREA  
**30** EXTERNAL AREAS  
**146** TOTAL AREA



# APARTMENT A4 / A8 / A12

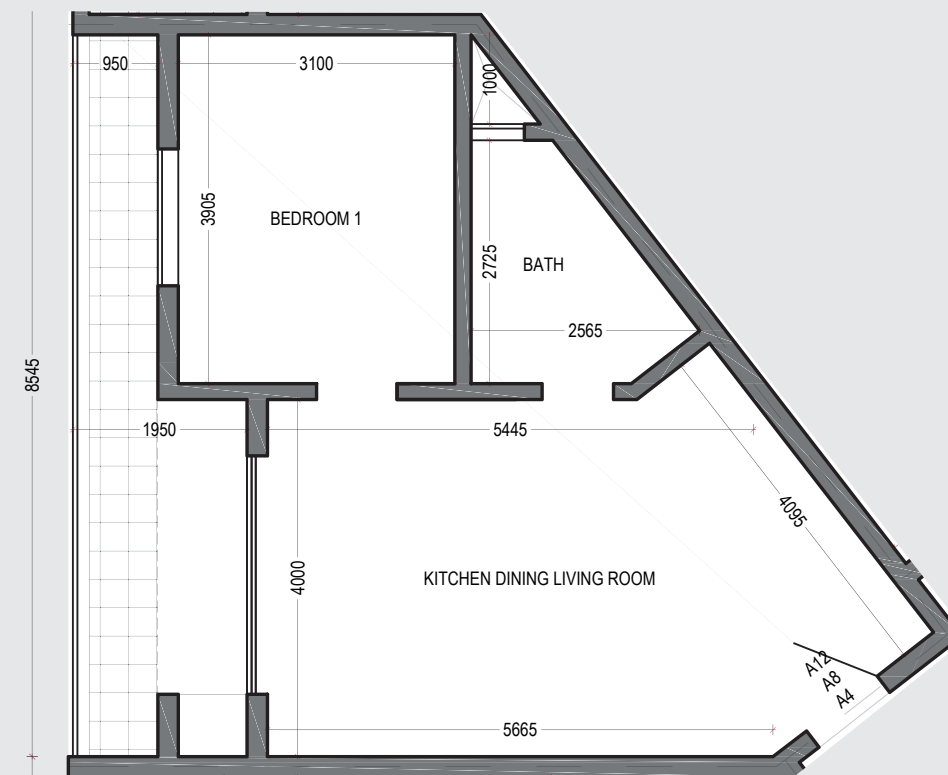


**€155,000**  
APARTMENT A4

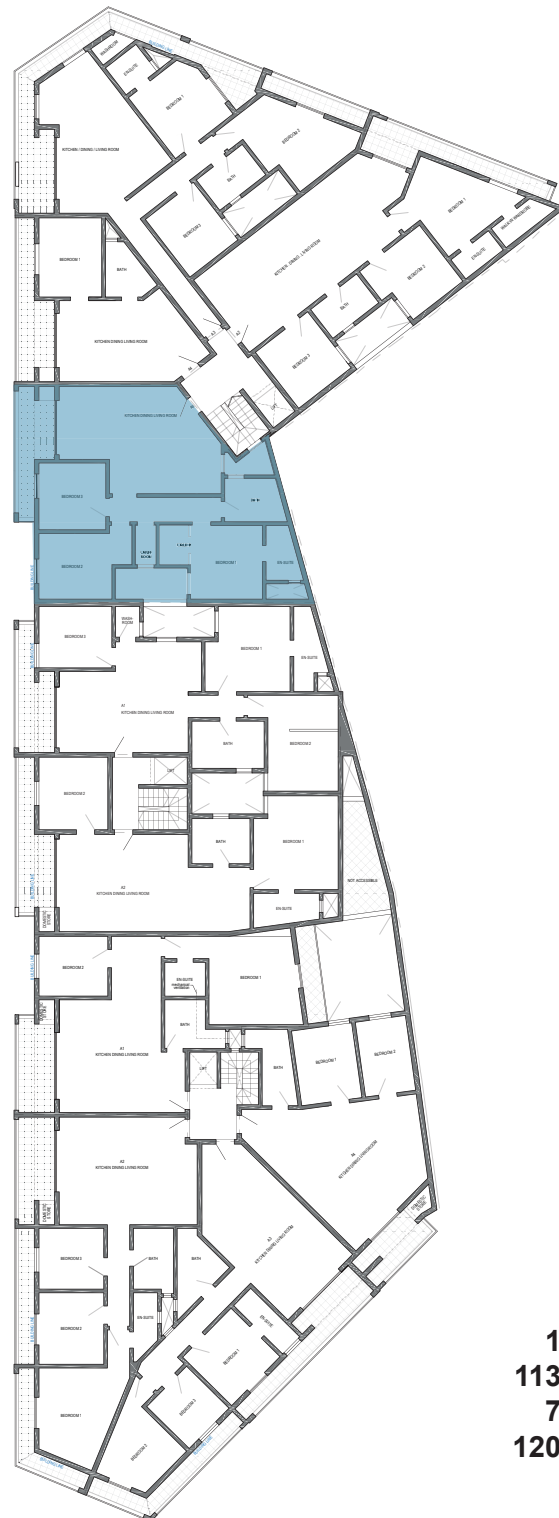
**€160,000**  
APARTMENT A8

**€165,000**  
APARTMENT A12

- 1 NO. OF BEDROOMS
- 54 GROSS INT. AREA
- 8 EXTERNAL AREAS
- 62 TOTAL AREA



# APARTMENT A5 / A9 / A13

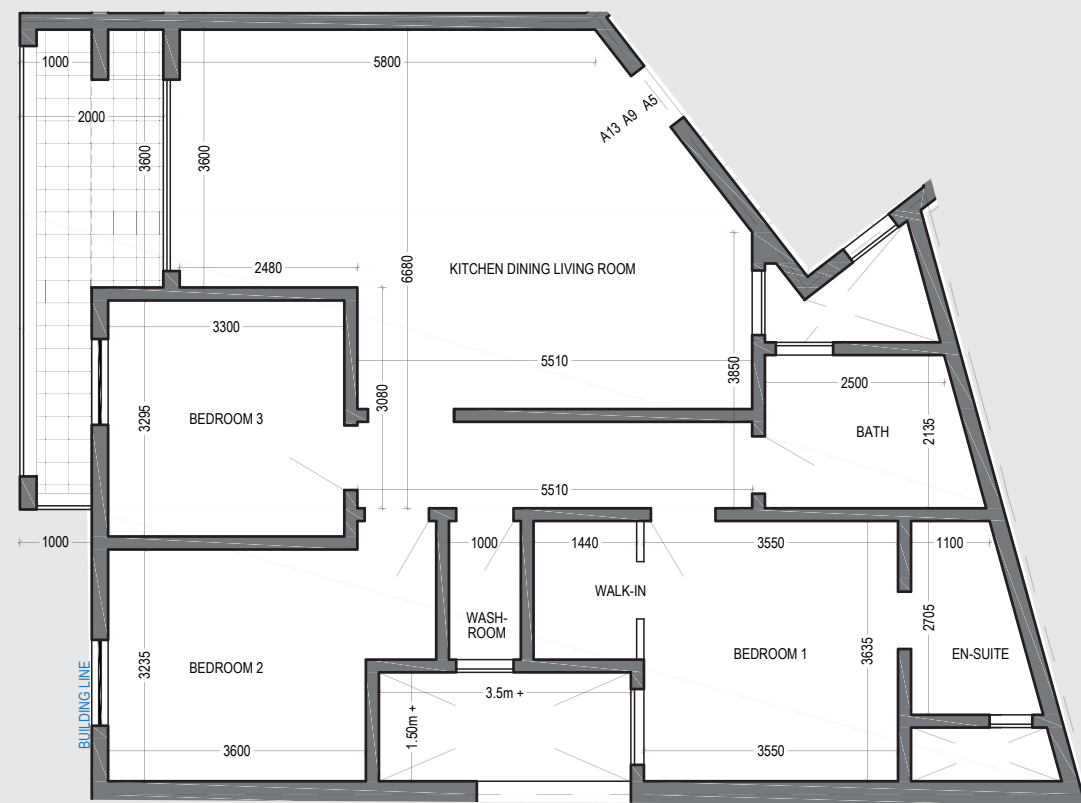
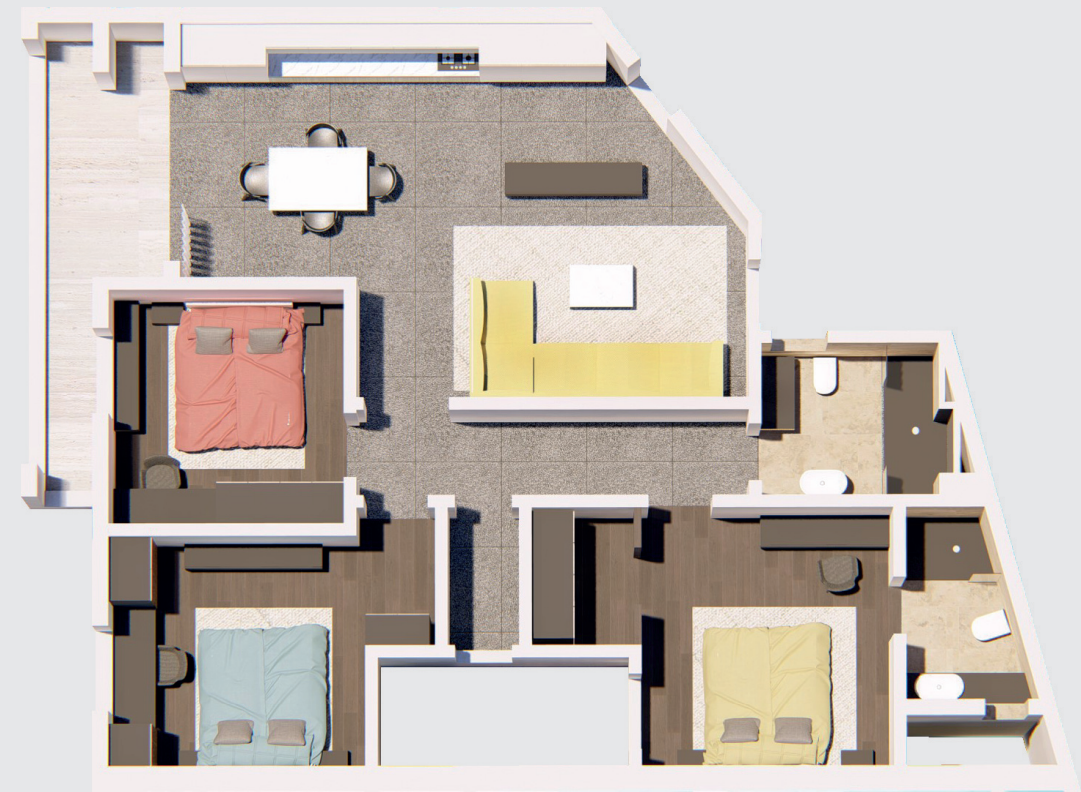


**€260,000**  
APARTMENT A5

**€265,000**  
APARTMENT A9

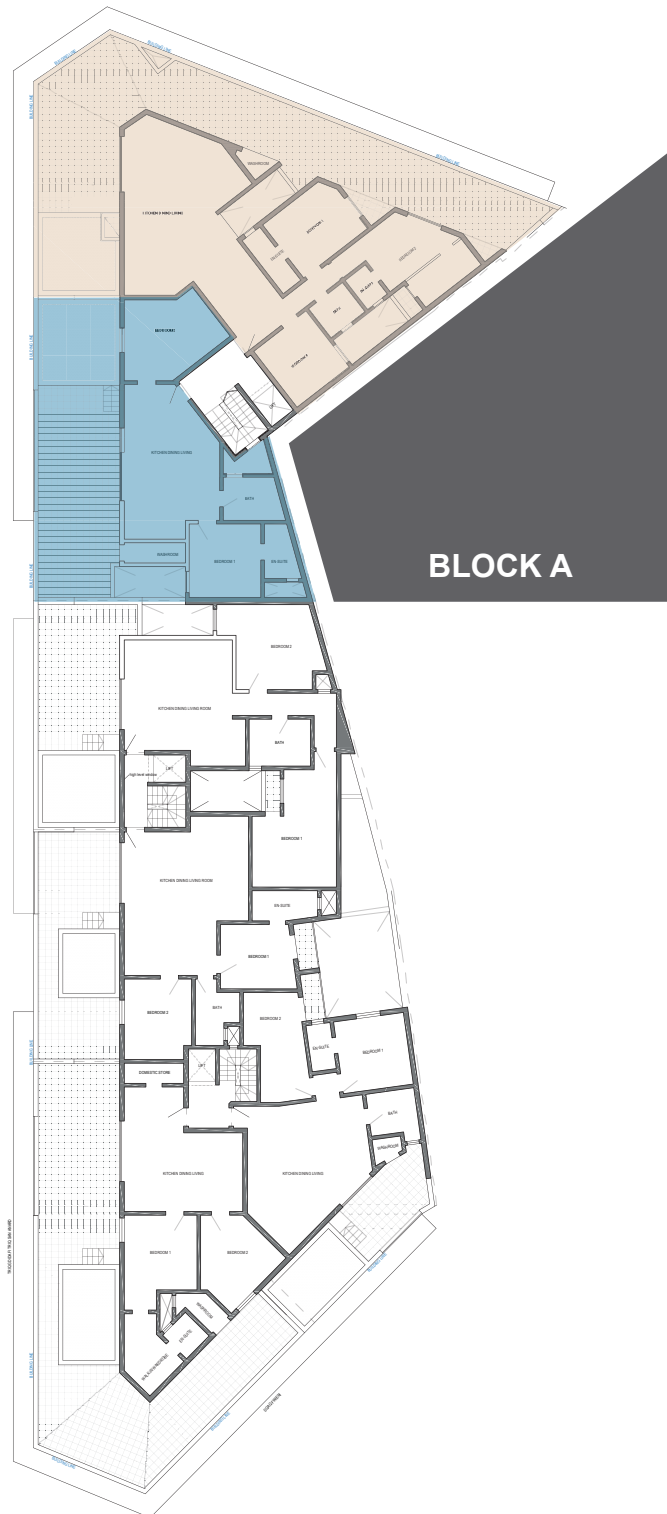
**€270,000**  
APARTMENT A13

- 1 NO. OF BEDROOMS
- 113 GROSS INT. AREA
- 7 EXTERNAL AREAS
- 120 TOTAL AREA



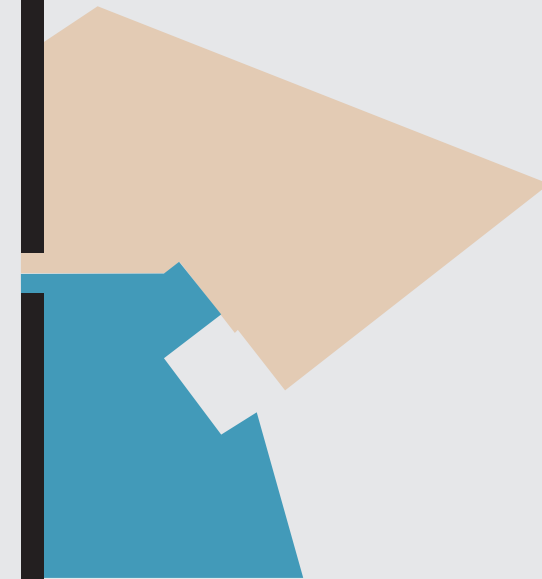


# FOURTH FLOOR



## PENTHOUSE A P1

3	NO. OF BEDROOMS
132	GROSS INTERNAL AREA
120	EXTERNAL AREAS
252	TOTAL AREA OF PROPERTY

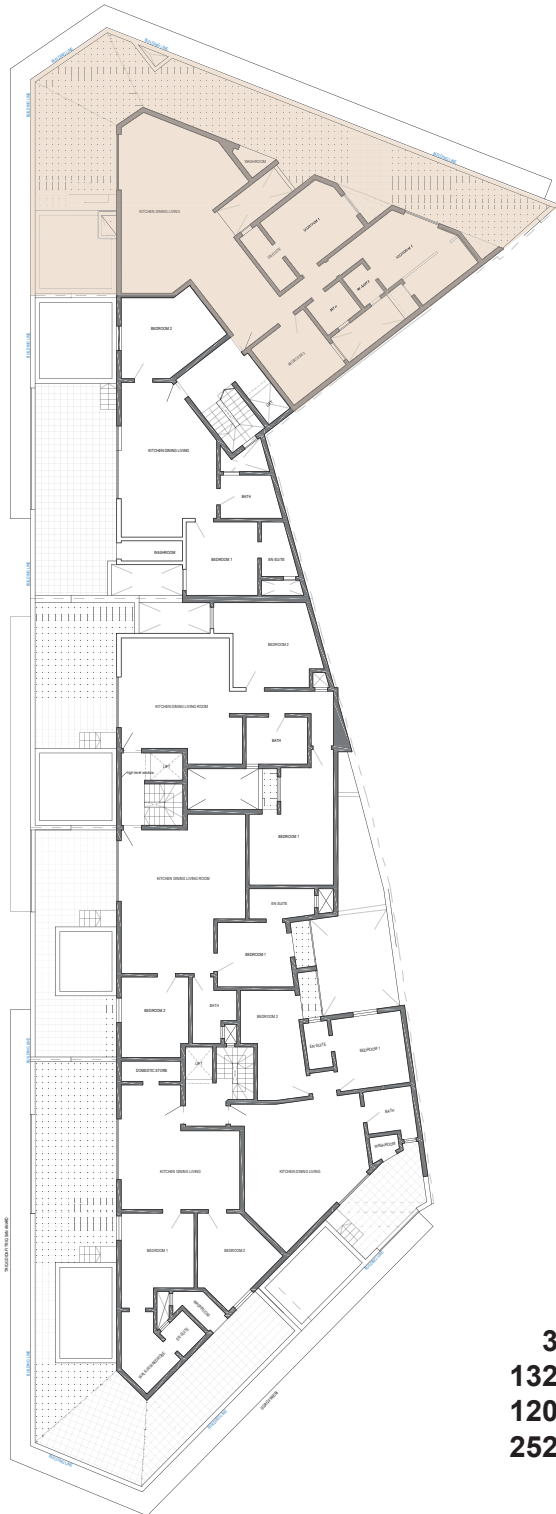


## PENTHOUSE A P2

2	NO. OF BEDROOMS
87	GROSS INTERNAL AREA
64	EXTERNAL AREAS
151	TOTAL AREA OF PROPERTY



# PENTHOUSE A P1



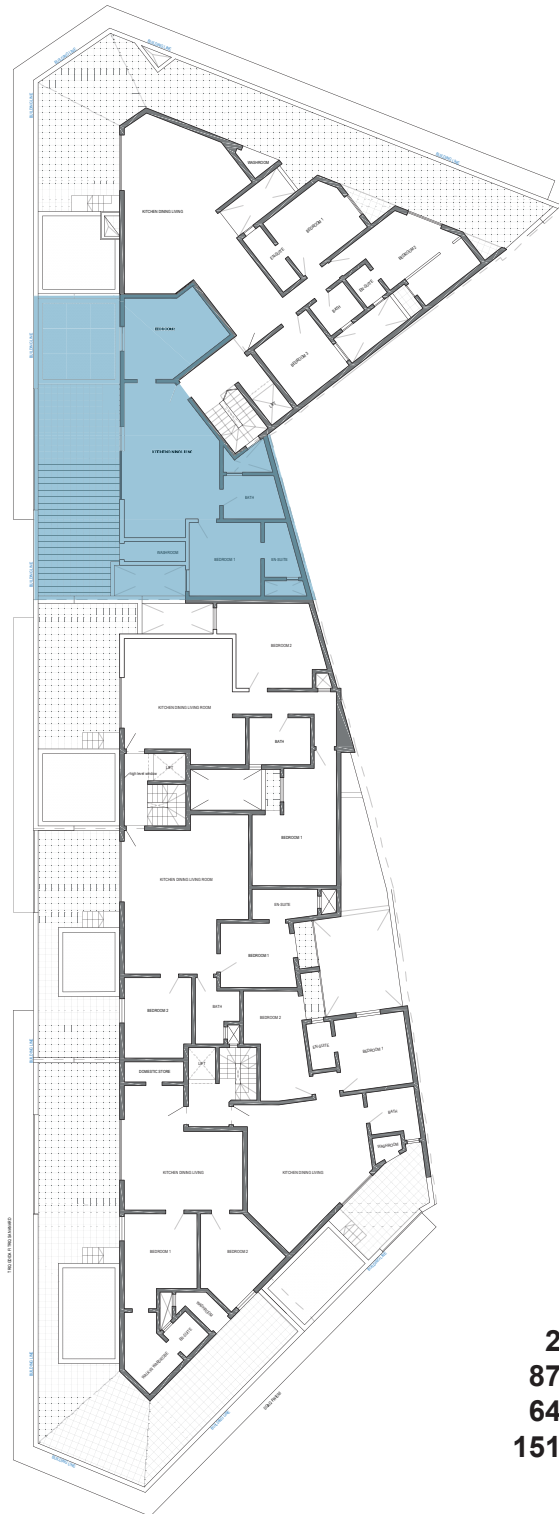
**€470,000**

**APARTMENT A P1**

- 3** NO. OF BEDROOMS
- 132** GROSS INT. AREA
- 120** EXTERNAL AREAS
- 252** TOTAL AREA



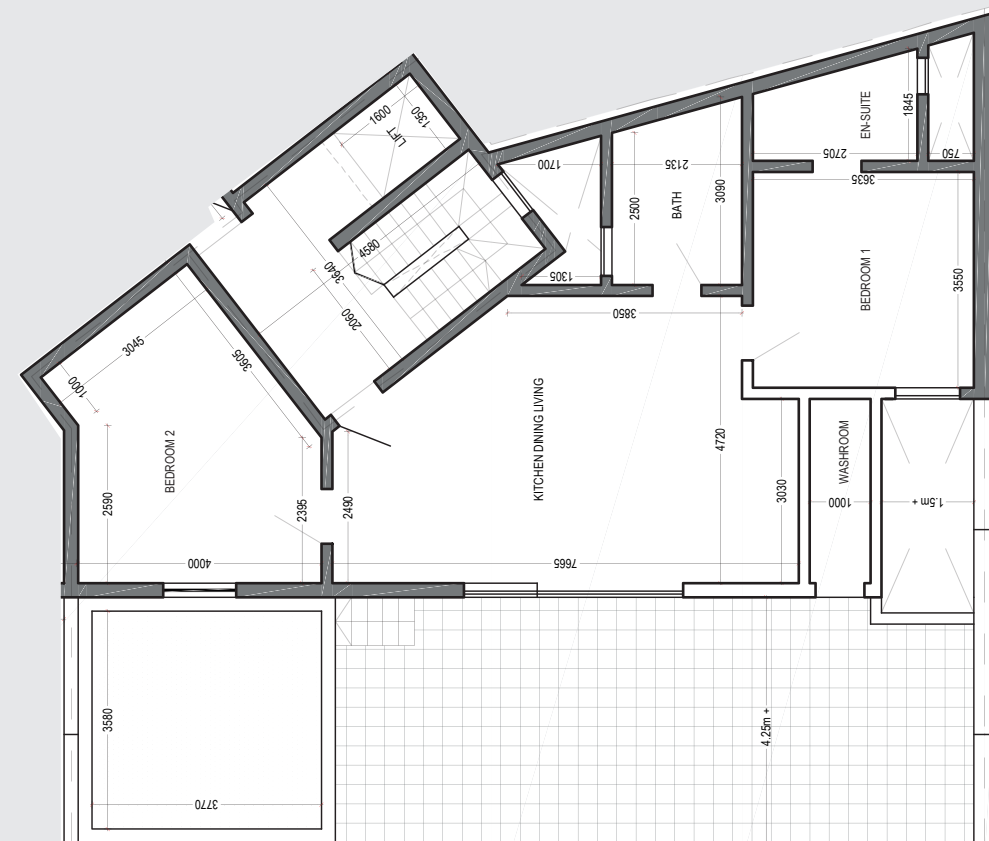
# PENTHOUSE A P2



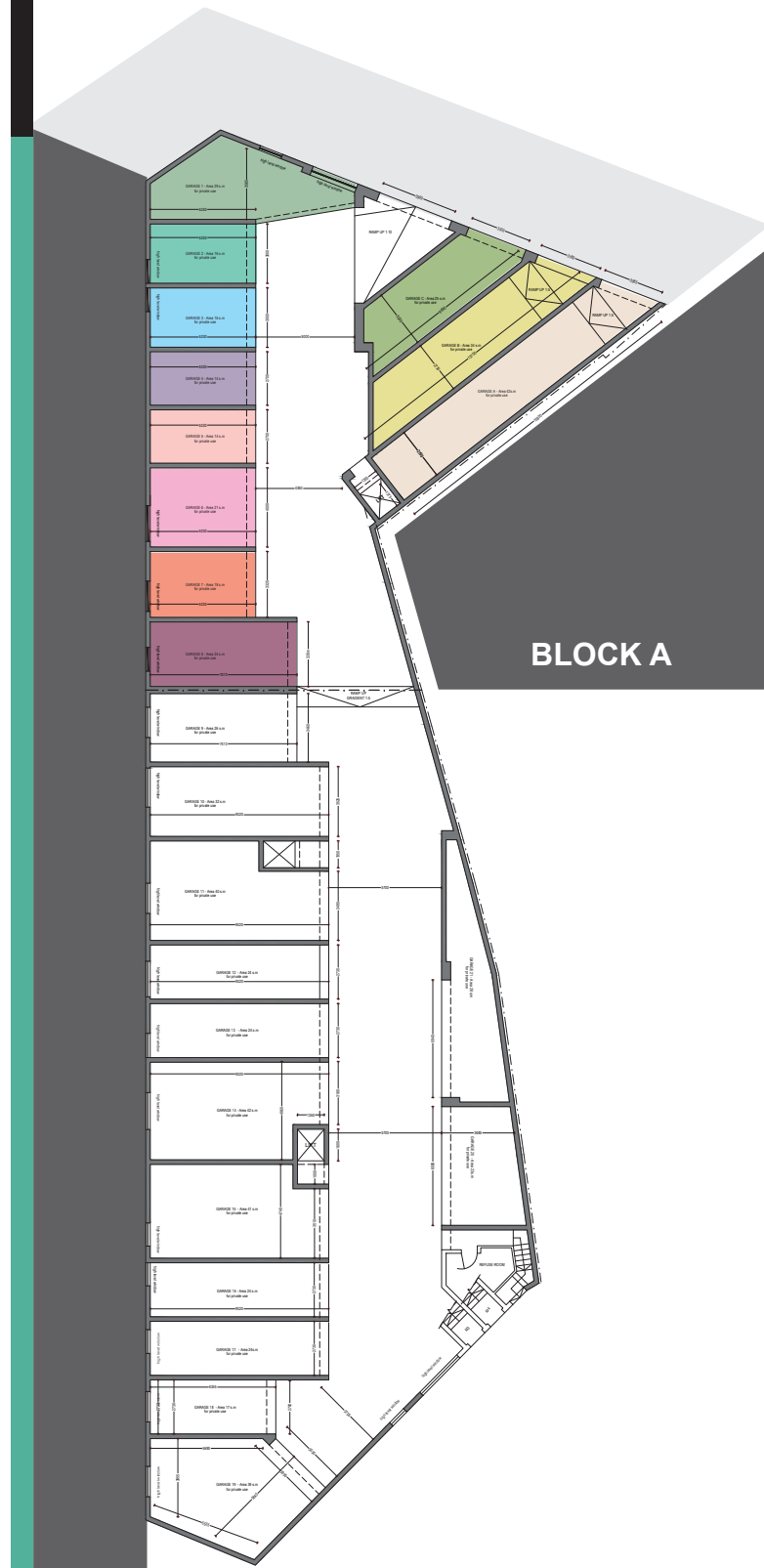
**€375,000**

**APARTMENT A P2**

- 2** NO. OF BEDROOMS
- 87** GROSS INT. AREA
- 64** EXTERNAL AREAS
- 151** TOTAL AREA



# BASEMENT GARAGES



**GARAGE 2**  
 1 CARS  
 16 TOTAL AREA  
 €28,000 PRICE

**GARAGE 3**  
 1 CARS  
 16 TOTAL AREA  
 €28,000 PRICE

**GARAGE 4**  
 1 CARS  
 14 TOTAL AREA  
 €27,000 PRICE

**GARAGE 5**  
 1 CARS  
 14 TOTAL AREA  
 €27,000 PRICE

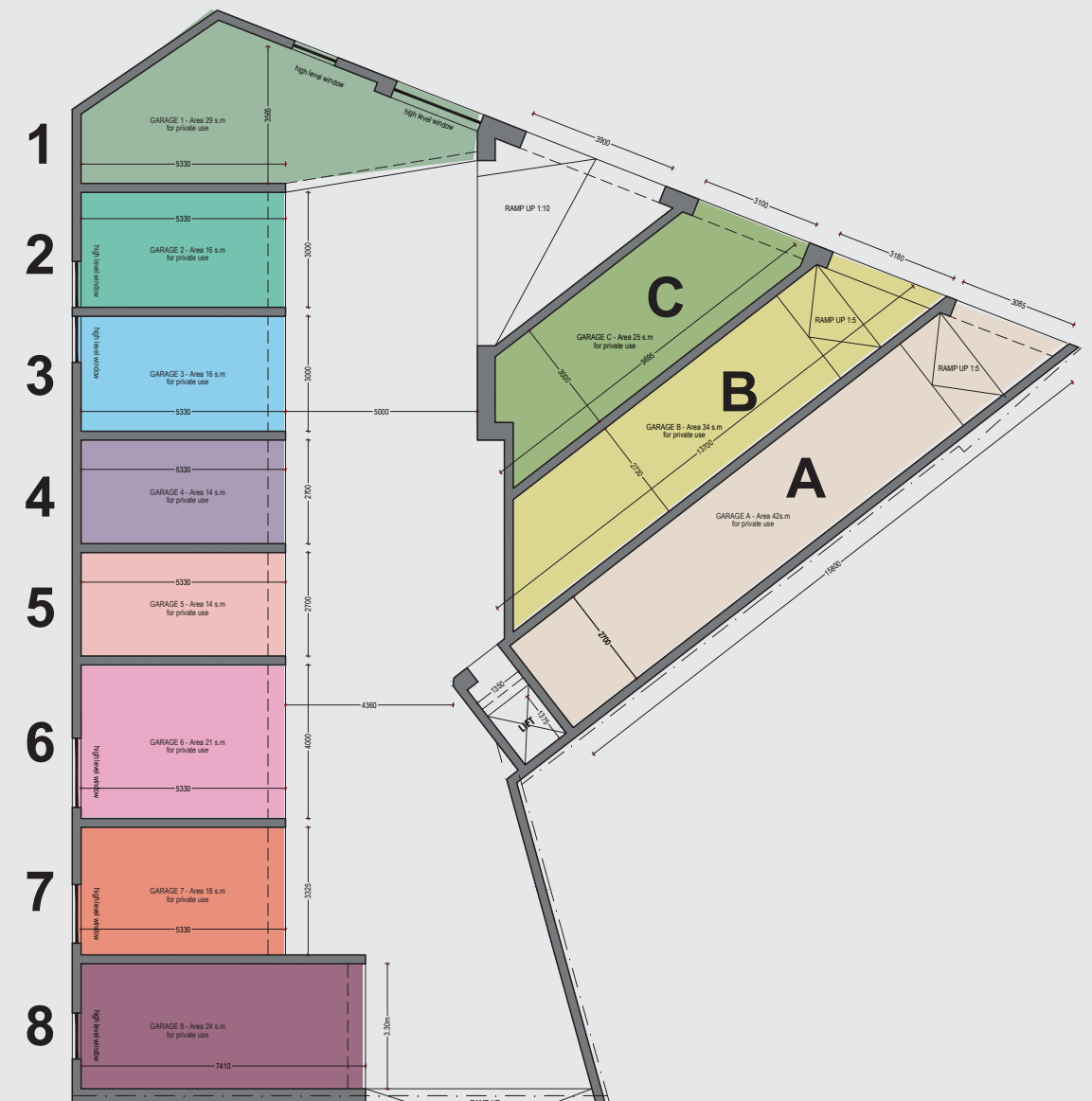
**GARAGE 6**  
 1 CARS  
 21 TOTAL AREA  
 €33,000 PRICE

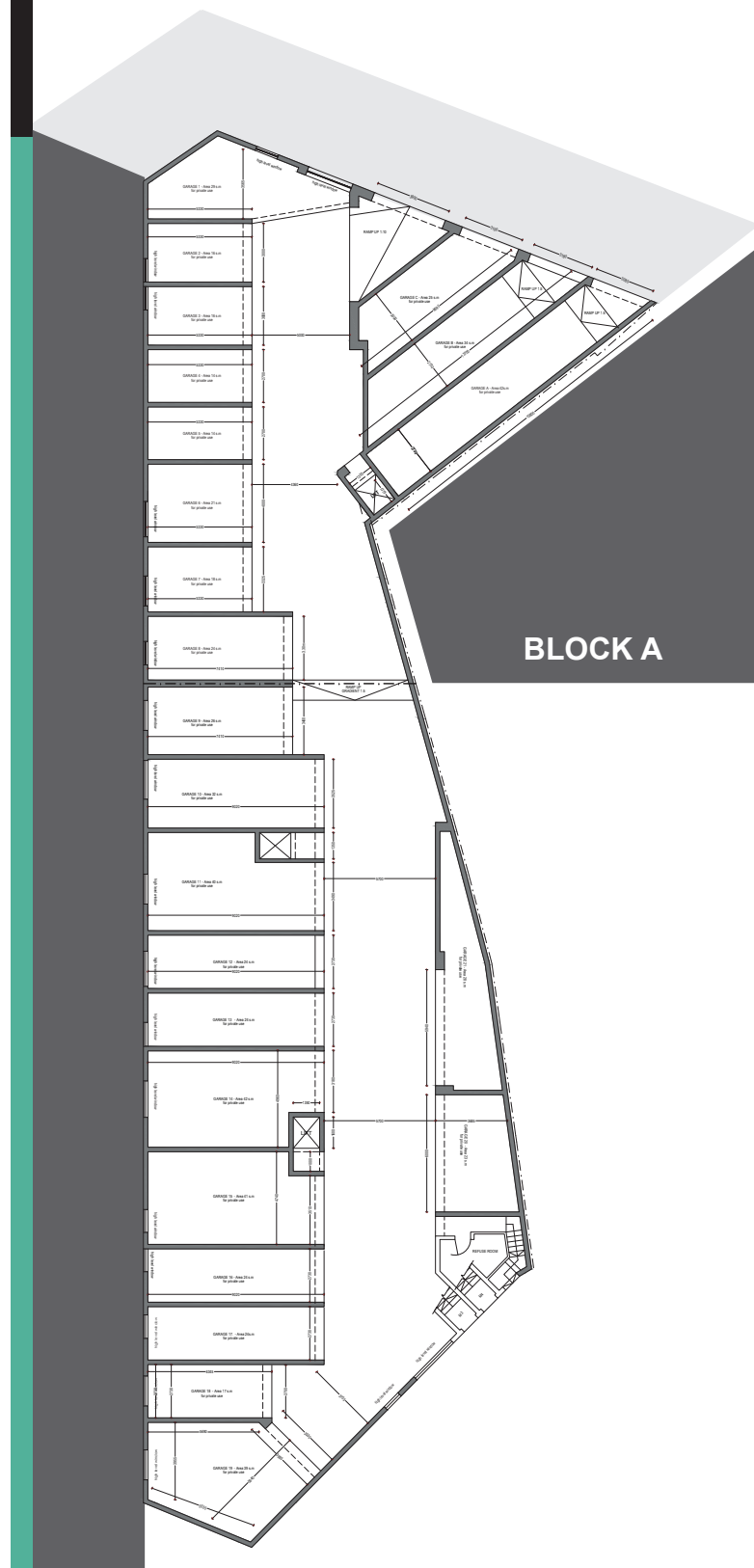
**GARAGE 7**  
 1 CARS  
 18 TOTAL AREA  
 €30,000 PRICE

**GARAGE 8**  
 1 CARS  
 24 TOTAL AREA  
 €35,000 PRICE

**GARAGE 1**  
 2 CARS  
 29 TOTAL AREA  
 €38,000 PRICE

**GARAGE A**  
**GARAGE B**  
**GARAGE C**  
 SOLD





## Garage finishes list

Four-leaf galvanised steel garage door

Automated timer lights in common areas

Emergency lights included in above

Automated main entrance gate

Garage internal walls to be plastered and painted

Concrete powerflout finish

Floor drains in the lowest basements





## **EMERALD MANSIONS**

### **thank you for your enquiry**

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