



SKORBA

MANSIONS



Set in the heart of zebbiegh, this new development offers three bedroom apartments and penthouses within a modern building designed to complement the country views and surrounding landscape.

The open-plan apartments allow natural light to spread throughout, meanwhile the central location gives you the opportunity to pursue a relaxing lifestyle and enjoying the beauty of Mgarr's countryside just outside your door.



A PLACE TO CALL HOME



EXTERIOR FACCADE VIEWS



EXTERIOR FACCADE VIEWS





EXTERIOR FACCADE VIEWS



DESIGNED TO INSPIRE



Offering unique and distinctive accommodation in which light and space are key features, it's contemporary decorative feel, together with floor to ceiling apertures, allows sunlight to pour into the apartments, giving an elevated and overwhelming sense of space.









Each apartment is unique, but they all share the same design philosophy and a distinct modern influence.

Much like the development as a whole, clear lines of sight and natural progressions between rooms are key features.

This interconnectedness allows the rooms to be used in a number of different ways: the library might be interpreted as a study, while the dining room might become a second living room.



THE APARTMENTS











FINISHING LIST

EXTERNAL AREAS AND SHAFTS

- Finishing of Front and Back Facades.
- Thermal Insulation to Facade.
- Cladding as per PA-approved permit.
- Rendering of Yards, Service Shafts and all External walls.
- The provision and installation of all external PVC/Aluminium profile apertures in Double Glazing as per PA-approved permits.
- The provision and installation of Front and Back balcony railings.
- The provision and installation of the Main Entrance Doors.
- The provision and installation of the Main Drainage Stacks in service shafts, including connection to Main Government Sewer.
- Application of WPM to all Penthouse terraces and Apartment balconies.
- The Supply and Laying of external floor tiles in all Penthouse terraces and Apartment balconies as chosen by the Developer.
- The provision and laying of windowsills as chosen by the Developer.
- The provision of floor drains to all Penthouse terraces and Apartment balconies.
- The provision of light fittings to all Penthouse terraces and Apartment balconies.
- The provision and installation of an Intercom system.

GARAGE AREAS

- Rendering of parking level driveways and parking spaces.
- Power Float Finish to concrete floors.
- Installation of cable trays for services in common driveways.
- Lighting system in driveways controlled by sensor.
- Main Entrance Garage Gate.

COMMON AREAS

Electrical works in common areas, comprising of:

- Distribution Board in the designated switch room.
- Provision of Riser Supply Cable from switch room to first entry point into apartment.
- Preparation for common areas lighting including light fixtures.
- Preparation for common areas emergency lighting.
- Passenger Lift (Lift brand is at the discretion of the contractor).
- Staircase and common areas lobby flooring. (as per Developer's finish standards).
- The provision and installation of staircase handrail.
- The provision of Fire Rated Doors as per requirements.
- The Provision and Installation of apartment Main Door including handle and door lock.
- The provision of enclosure for all water and electrical meters.
- The provision of a Video Intercom.
- The provision of Letter Box. (all letterboxes to be identical).
- External Block Name.
- Internal Apartment / Penthouse door Identification.

INTERNAL FINISHES TO PENTHOUSES AND APARTMENTS (EXCLUDING INTERNAL DOORS AND BATHROOMS)

- The provision and Installation of Plumbing and Electrical system, (excluding bathrooms).
- The provision and installation of 1st Fix conduit only for TV/DATA points.
- The provision and installation of LPG Pipe.
- The provision and installation of preparatory works for a Heat Pump.
- The provision and installation of a water tap in all Penthouse terraces and Apartment balconies.
- The provision and installation of drainpipes, (including bathrooms).
- Gypsum Plastering Works to internal walls and ceiling, (excluding bathrooms).
- Supply and Install 60 x 60 Gres Floor Tiles.
- Supply and Install Gres Skirting.

All of the above, either in terms of material, colours or products, are subject to change at the developer's discretion for the common good of the entire project.





GROUND LEVEL PLAN

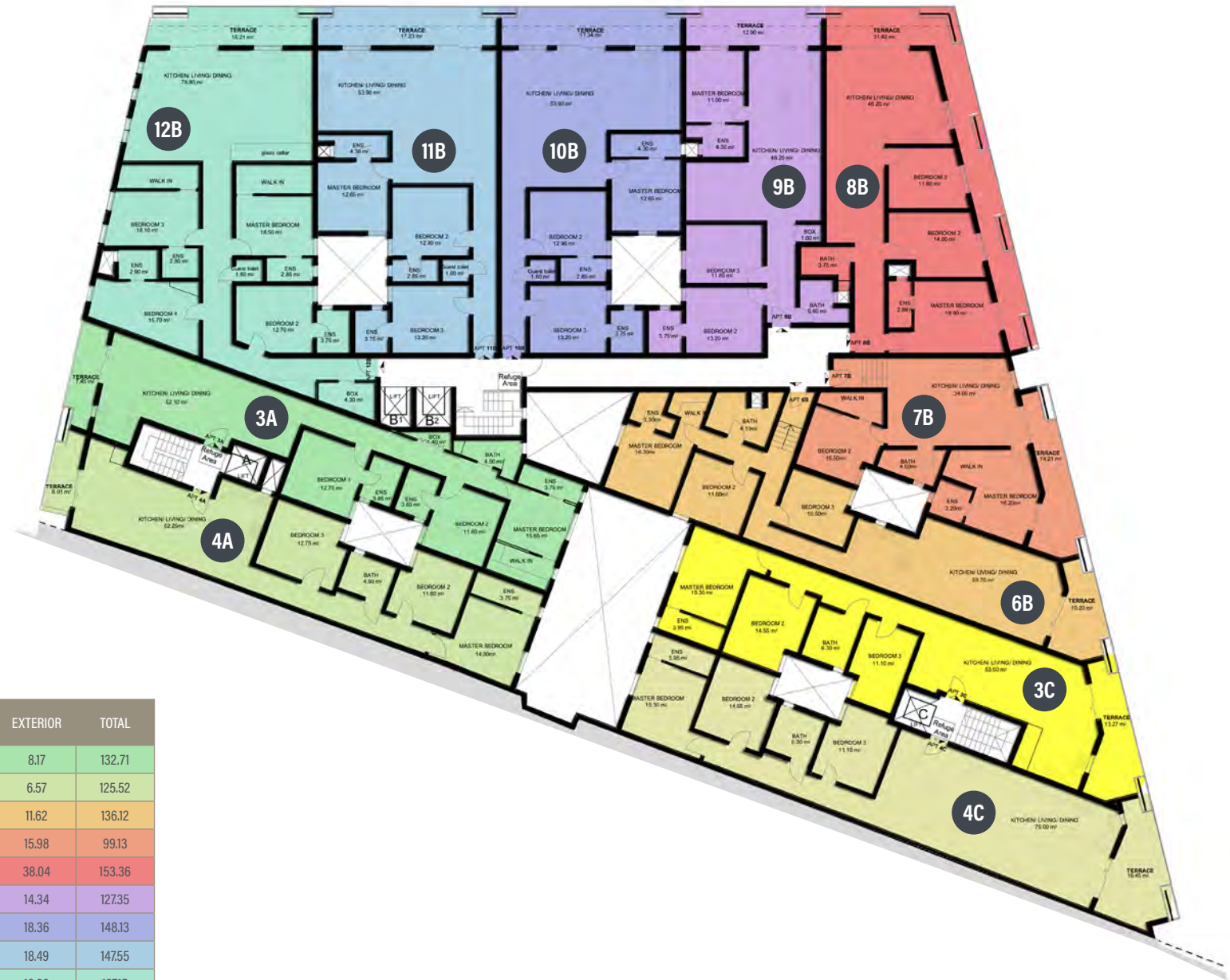


GROUND LEVEL AREAS

BLOCK	APARTMENT REFERENCE	NUMBER OF BEDROOMS	INTERIOR	EXTERIOR	TOTAL
M	M1	3	119.52	45.54	165.06
M	M2	1	76.14	16.83	92.97
A	1A	3	137.98	20.40	158.38
A	2A	3	117.11	22.00	139.11
B	1B	3	109.51	63.22	172.73
B	2B	3	104.97	14.10	119.07
B	3B	3	119.74	18.48	138.22
B	4B	3	119.44	18.70	138.14
B	5B	3	155.08	16.77	171.85
C	1C	3	109.72	31.20	140.92
C	2C	3	111.69	16.66	128.35



LEVEL 1 PLAN



LEVEL 1 AREAS

BLOCK	APARTMENT REFERENCE	NUMBER OF BEDROOMS	INTERIOR	EXTERIOR	TOTAL
A	3A	3	124.54	8.17	132.71
A	4A	3	118.95	6.57	125.52
B	6B	3	124.5	11.62	136.12
B	7B	2	83.15	15.98	99.13
B	8B	3	115.32	38.04	153.36
B	9B	3	113.01	14.34	127.35
B	10B	3	129.77	18.36	148.13
B	11B	3	129.06	18.49	147.55
B	12B	4	180.16	16.99	197.15
C	3C	3	118.52	13.89	132.41
C	4C	3	140.25	17.74	157.99



LEVEL 2 PLAN



LEVEL 2 AREAS

BLOCK	APARTMENT REFERENCE	NUMBER OF BEDROOMS	INTERIOR	EXTERIOR	TOTAL
A	5A	3	124.54	8.17	132.71
A	6A	3	118.95	6.57	125.52
B	13B	3	124.50	11.62	136.12
B	14B	2	83.15	15.98	99.13
B	15B	3	115.32	38.10	153.42
B	16B	3	113.07	14.26	127.33
B	17B	3	129.77	18.63	148.40
B	18B	3	129.06	18.49	147.55
B	19B	4	180.15	16.92	197.07
C	5C	3	118.52	13.89	132.41
C	6C	3	140.25	17.74	157.99



LEVEL 3 PLAN



LEVEL 3 AREAS

BLOCK	APARTMENT REFERENCE	NUMBER OF BEDROOMS	INTERIOR	EXTERIOR	TOTAL
A	7A	3	124.54	8.17	132.71
A	8A	2	118.95	6.57	125.52
B	20B	3	124.50	11.62	136.12
B	21B	2	83.15	15.98	99.13
B	22B	3	115.30	38.10	153.40
B	23B	3	113.08	14.26	127.34
B	24B	3	129.77	18.63	148.40
B	25B	3	129.06	18.49	147.55
B	26B	4	179.80	16.92	196.72
C	7C	3	118.52	13.89	132.41
C	8C	3	140.25	17.74	157.99



PENTHOUSE LEVEL PLAN



PENTHOUSE LEVEL AREAS

BLOCK	APARTMENT REFERENCE	NUMBER OF BEDROOMS	INTERIOR	EXTERIOR	TOTAL
A	PH1A	2	104.72	27.77	132.49
A	PH2A	2	101.82	23.59	125.41
B	PH1B	3	140.35	68.98	209.33
B	PH2B	3	132.49	111.98	244.47
B	PH3B	2	98.72	39.56	138.28
B	PH4B	2	94.35	46.64	140.99
B	PH5B	2	114.14	70.86	185.00
C	PH1C	2	80.21	35.66	115.87
C	PH2C	3	112.64	49.64	162.28

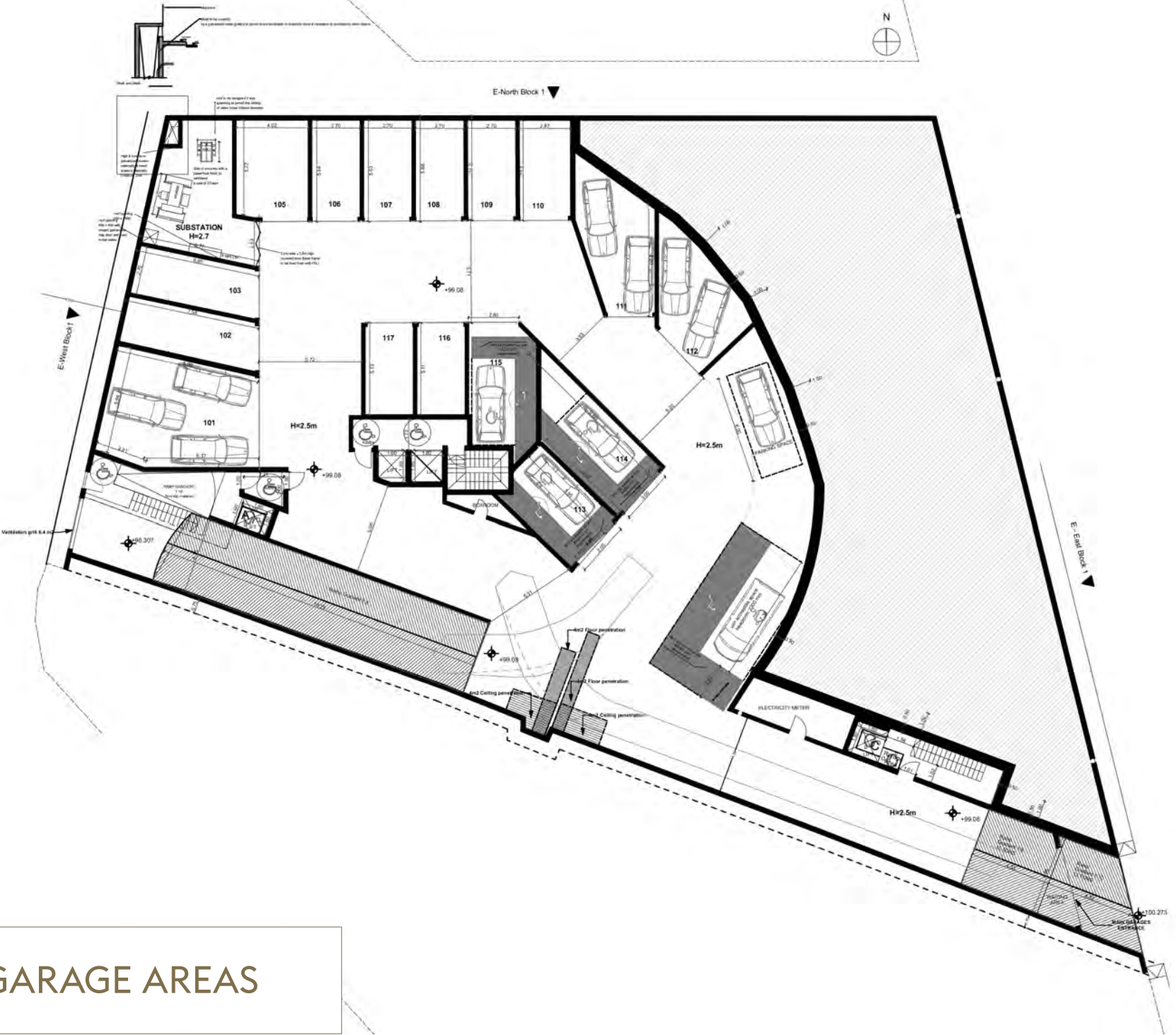


ROOFTOP LEVEL PLAN



ROOFTOP AREAS

BLOCK	APARTMENT REFERENCE	EXTERIOR	TOTAL
A	PH1A	81.89	214.38
A	PH2A	81.71	20712
B	PH1B	95.10	304.43
B	PH2B	143.07	387.54
B	PH3B	80.36	218.64
B	PH4B	77.27	218.26
B	PH5B	104.88	289.88
C	PH1C	64.28	180.15
C	PH2C	81.32	243.60

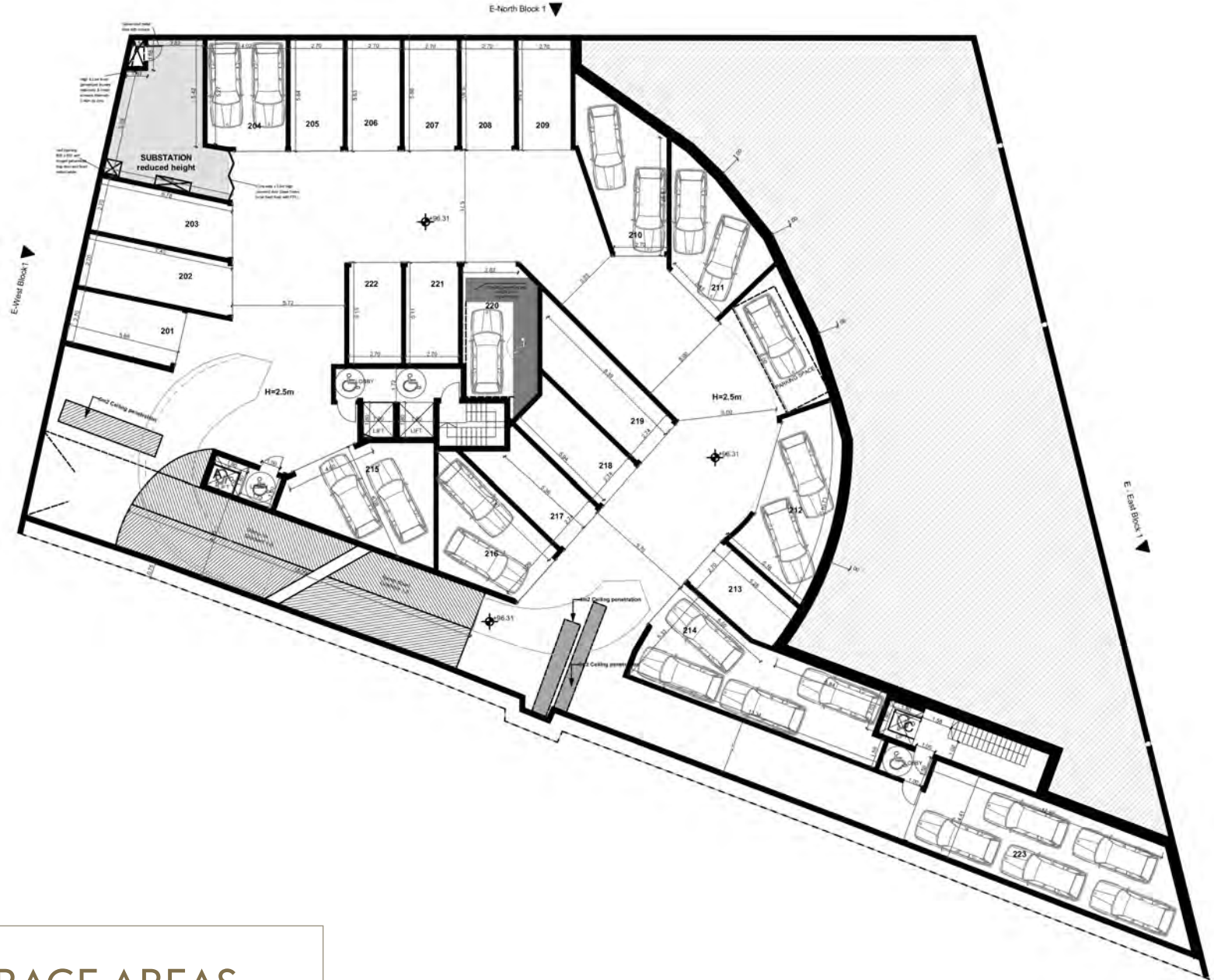


FLOOR LEVEL	GARAGE REFERENCE	AREA OF GARAGE IN SQ. M.
-1	101	49.88
-1	102	20.11
-1	103	18.92
-1	104	35.56
-1	105	22.35
-1	106	15.15
-1	107	15.16
-1	108	15.13
-1	109	15.45
-1	110	16.32
-1	111	31.25
-1	112	30.13
-1	113	21.75
-1	114	28.65
-1	115	25.67
-1	116	13.80
-1	117	13.79

LEVEL -1 GARAGE AREAS



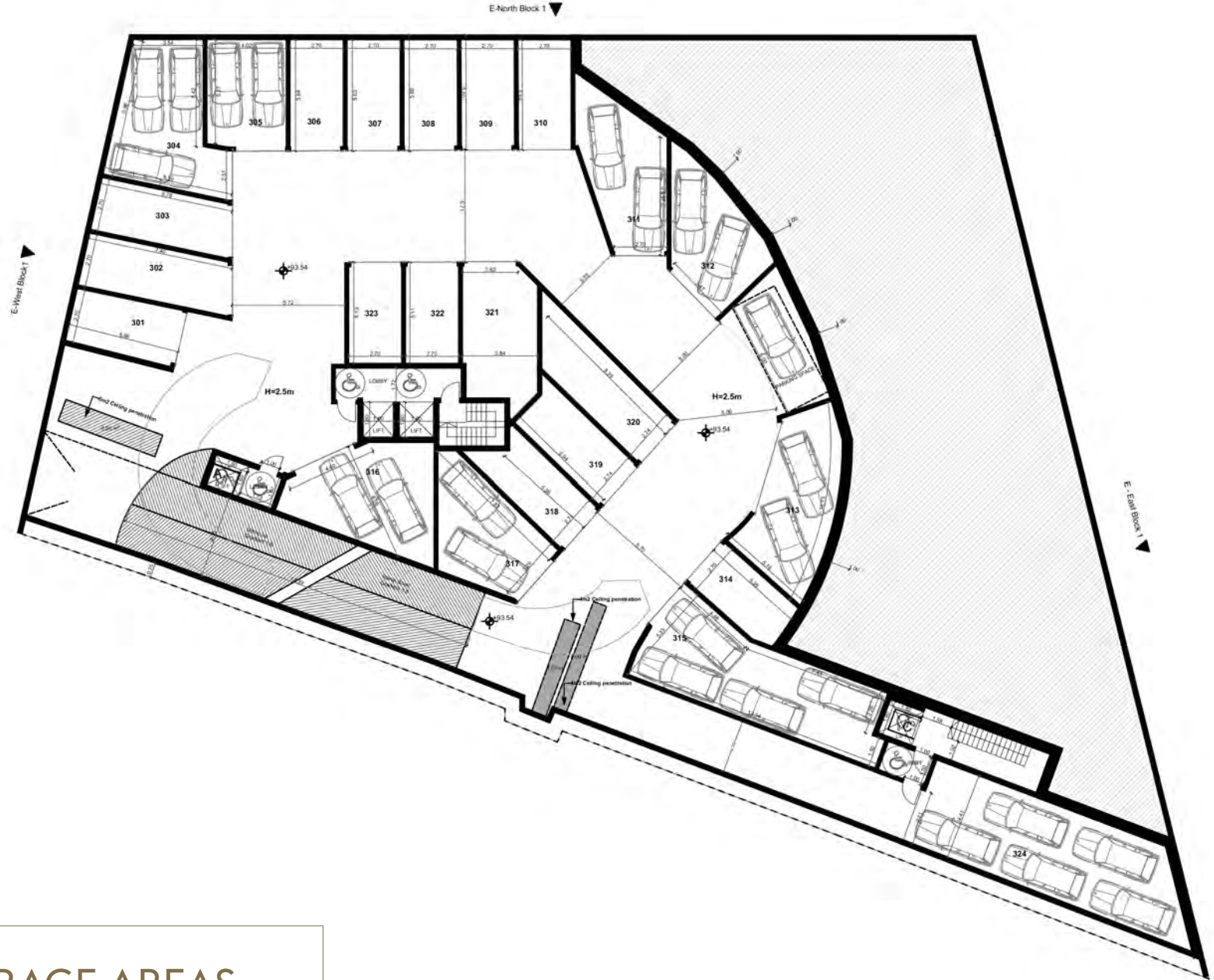
FLOOR LEVEL	GARAGE REFERENCE	AREA OF GARAGE IN SQ. M.
-2	201	16.03
-2	202	20.59
-2	203	18.92
-2	204	22.35
-2	205	15.15
-2	206	15.16
-2	207	15.13
-2	208	15.45
-2	209	16.32
-2	210	29.52
-2	211	27.49
-2	212	34.05
-2	213	14.20
-2	214	52.07
-2	215	34.93
-2	216	27.97
-2	217	16.71
-2	218	16.92
-2	219	23.13
-2	220	25.81
-2	221	13.80
-2	222	13.79
-2	223	64.20



LEVEL -2 GARAGE AREAS



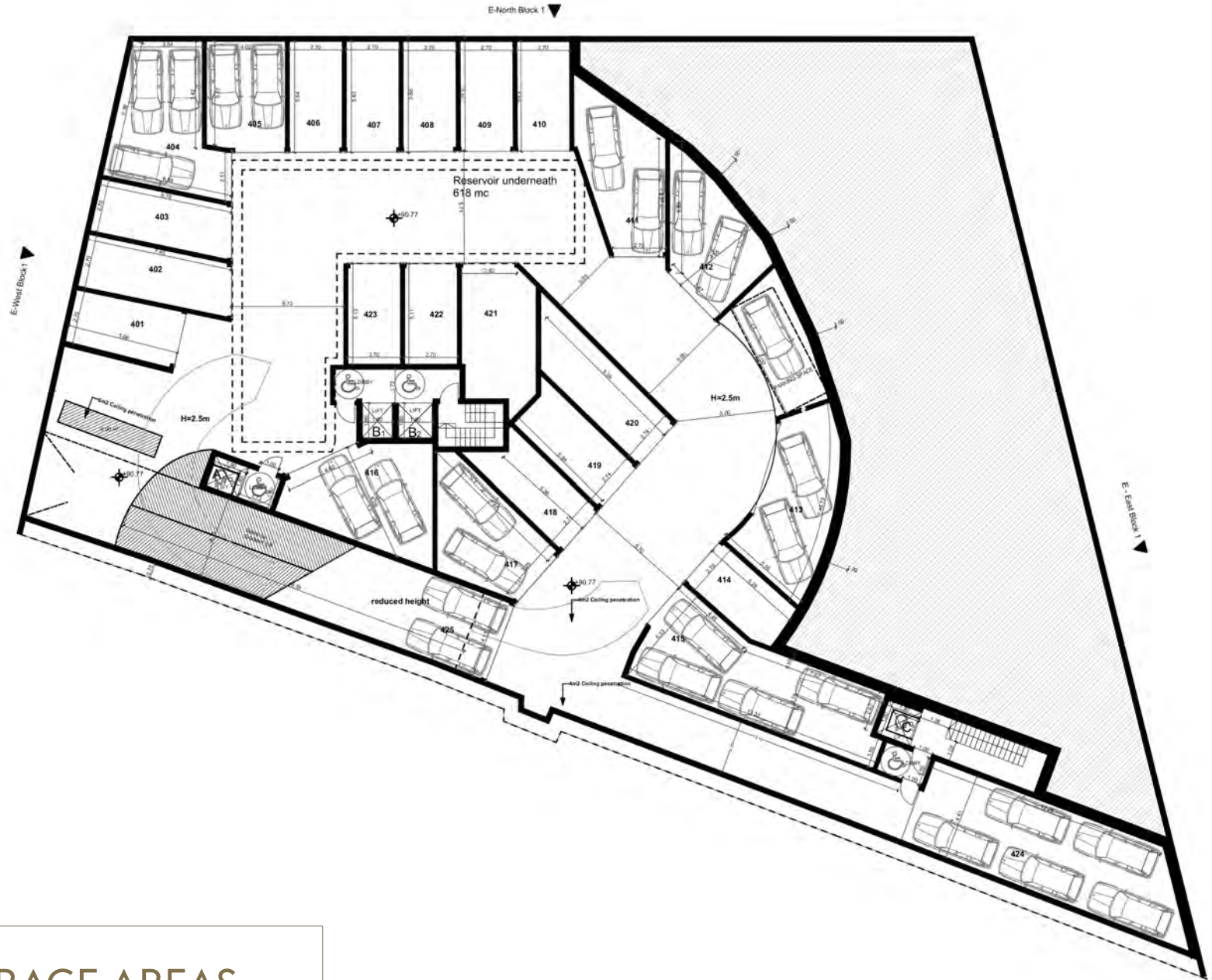
FLOOR LEVEL	GARAGE REFERENCE	AREA OF GARAGE IN SQ. M.
-3	301	16.03
-3	302	20.59
-3	303	18.92
-3	304	35.59
-3	305	22.35
-3	306	15.15
-3	307	15.16
-3	308	15.13
-3	309	15.45
-3	310	16.32
-3	311	29.52
-3	312	27.40
-3	313	34.56
-3	314	14.20
-3	315	52.07
-3	316	34.93
-3	317	27.97
-3	318	16.71
-3	319	16.92
-3	320	23.13
-3	321	25.81
-3	322	13.80
-3	323	13.79
-3	324	64.20



LEVEL -3 GARAGE AREAS



FLOOR LEVEL	GARAGE REFERENCE	AREA OF GARAGE IN SQ. M.
-4	401	15.28
-4	402	20.54
-4	403	18.92
-4	404	35.63
-4	405	22.35
-4	406	15.15
-4	407	15.16
-4	408	15.13
-4	409	15.45
-4	410	16.32
-4	411	29.71
-4	412	27.64
-4	413	33.23
-4	414	14.20
-4	415	52.07
-4	416	34.93
-4	417	27.97
-4	418	16.71
-4	419	16.92
-4	420	23.13
-4	421	25.81
-4	422	13.80
-4	423	13.79
-4	424	64.20
-4	425	42.14

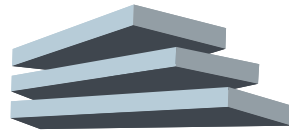


LEVEL -4 GARAGE AREAS

ARIAL VIEW MAP



A RESIDENTIAL DEVELOPMENT BY



FIJO

DEVELOPMENTS LTD

SKORBA.MT

SALES ENQUIRIES E-MAIL: SALES@FIJO.COM.MT

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APARTMENTS 1-26



DEVELOPMENT PRICE LIST MARCH 2022

	FLOOR LEVEL	BLOCK	APARTMENT REFERENCE	NUMBER OF BEDROOMS	INTERNAL SQ. M.	EXTERNAL SQ. M.	TOTAL SQ. M.	PRICE	COMMON PARTS
1	GR	M	M1	3	119.52	45.54	165.06	€ 345,000.00	5,000
2	GR	M	M2	1	76.14	16.83	92.97	€ 235,000.00	5,000
3	GR	A	1A	3	137.98	20.40	158.38	€ 390,000.00	7,500
4	GR	A	2A	3	117.11	22.00	139.11	€ 279,000.00	7,500
5	GR	B	1B	3	109.51	63.22	172.73	€ 420,000.00	7,500
6	GR	B	2B	3	104.97	14.10	119.07	€ 350,000.00	7,500
7	GR	B	3B	3	119.74	18.48	138.22	€ 375,000.00	7,500
8	GR	B	4B	3	119.44	18.70	138.14	€ 375,000.00	7,500
9	GR	B	5B	3	155.08	16.77	171.85	€ 497,000.00	7,500
10	GR	C	1C	3	109.72	31.20	140.92	€ 328,000.00	7,500
11	GR	C	2C	3	111.69	16.66	128.35	€ 290,000.00	7,500
12	1	A	3A	3	124.54	8.17	132.71	€ 374,000.00	7,500
13	1	A	4A	3	118.95	6.57	125.52	€ 305,000.00	7,500
14	1	B	6B	3	124.5	11.62	136.12	€ 345,000.00	7,500
15	1	B	7B	2	83.15	15.98	99.13	€ 219,000.00	7,500
16	1	B	8B	3	115.32	38.04	153.36	€ 398,000.00	7,500
17	1	B	9B	3	113.01	14.34	127.35	€ 370,000.00	7,500
18	1	B	10B	3	129.77	18.36	148.13	€ 395,000.00	7,500
19	1	B	11B	3	129.06	18.49	147.55	€ 395,000.00	7,500
20	1	B	12B	4	180.16	16.99	197.15	€ 527,000.00	7,500
21	1	C	3C	3	118.52	13.89	132.41	€ 218,000.00	7,500
22	1	C	4C	3	140.25	17.74	157.99	€ 361,000.00	7,500
23	2	A	5A	3	124.54	8.17	132.71	€ 384,000.00	7,500
24	2	A	6A	3	118.95	6.57	125.52	€ 334,000.00	7,500
25	2	B	13B	3	124.50	11.62	136.12	€ 355,000.00	7,500
26	2	B	14B	2	83.15	15.98	99.13	€ 245,000.00	7,500

APARTMENTS & PENTHOUSES 27-53



DEVELOPMENT PRICE LIST MARCH 2022

	FLOOR LEVEL	BLOCK	APARTMENT REFERENCE	NUMBER OF BEDROOMS	INTERNAL SQ. M.	EXTERNAL SQ. M.	TOTAL SQ. M.	PRICE	COMMON PARTS
27	2	B	15B	3	115.32	38.10	153.42	€ 438,000.00	7,500
28	2	B	16B	3	113.07	14.26	127.33	€ 399,000.00	7,500
29	2	B	17B	3	129.77	18.63	148.40	€ 415,000.00	7,500
30	2	B	18B	3	129.06	18.49	147.55	€ 415,000.00	7,500
31	2	B	19B	4	180.15	16.92	197.07	€ 547,000.00	7,500
32	2	C	5C	3	118.52	13.89	132.41	€ 328,000.00	7,500
33	2	C	6C	3	140.25	17.74	157.99	€ 371,000.00	7,500
34	3	A	7A	3	124.54	8.17	132.71	€ 394,000.00	7,500
35	3	A	8A	2	118.95	6.57	125.52	€ 369,000.00	7,500
36	3	B	20B	3	124.50	11.62	136.12	€ 365,000.00	7,500
37	3	B	21B	2	83.15	15.98	99.13	€ 274,000.00	7,500
38	3	B	22B	3	115.30	38.10	153.40	€ 478,000.00	7,500
39	3	B	23B	3	113.08	14.26	127.34	€ 420,000.00	7,500
40	3	B	24B	3	129.77	18.63	148.40	€ 435,000.00	7,500
41	3	B	25B	3	129.06	18.49	147.55	€ 435,000.00	7,500
42	3	B	26B	4	179.80	16.92	196.72	€ 567,000.00	7,500
43	3	C	7C	3	118.52	13.89	132.41	€ 338,000.00	7,500
44	3	C	8C	3	140.25	17.74	157.99	€ 381,000.00	7,500
45	4	A	PH 1A	2	104.72	27.77	132.49	€ 725,000.00	15,000
46	4	A	PH 2A	2	101.82	23.59	125.41	€ 660,000.00	15,000
47	4	B	PH 1B	3	140.35	68.98	209.33	€ 698,000.00	15,000
48	4	B	PH 2B	3	132.49	111.98	244.47	€ 898,000.00	15,000
49	4	B	PH 3B	2	98.72	39.56	138.28	€ 740,000.00	15,000
50	4	B	PH 4B	2	94.35	46.64	140.99	€ 740,000.00	15,000
51	4	B	PH 5B	2	114.14	70.86	185.00	€ 850,000.00	20,000
52	4	C	PH 1C	2	80.21	35.66	115.87	€ 680,000.00	15,000
53	4	C	PH 2C	3	112.64	49.64	162.28	€ 660,000.00	15,000

FINISHING LIST

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- The provision and installation of drainpipes, (including bathrooms).
- Gypsum Plastering Works to internal walls and ceiling, (excluding bathrooms).
- Supply and Install 60 x 60 Gres Floor Tiles.
- Supply and Install Gres Skirting.

All of the above, either in terms of material, colours or products, are subject to change at the developer's discretion for the common good of the entire project.





SKORBA

MANSIONS

PROPERTY STATE OF FINISH

All residential units are being sold in shell and core form.
All common parts and external envelopes are included.

PROJECT TIME FRAMES

The project will be built in shell form by June 2023.
Common areas will be finished by December 2023.

PAYMENT TERMS

20% on promise of sale. 80% once unit is built in shell form by June 2023.
Common parts shall be paid once finished by December 2023.

A RESIDENTIAL DEVELOPMENT BY



FIJO
DEVELOPMENTS LTD

SKORBA.MT

SALES ENQUIRIES E-MAIL: SALES@FIJO.COM.MT