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11th September 2019

To Whom It May Concern:

The undersigned architect and civil engineer hereby certifies that he has inspected the property at Apt. 3, Ocean Swell, Triq il-Fortizza, Mellieha.

The property comprises a second floor apartment having a total gross floor area of approximately 138sq.m. The apartment forms part of a larger block of units which overlooks two opposing streets. Access to the common parts is from Triq il-Fortizza and includes a common stairwell and lift.

Upon entering the property, one finds himself in a large kitchen/living/dining area which has an open-plan layout and opens up onto a short corridor to the side and a sizeable terrace overlooking Triq il-Fortizza. The corridor opens up onto a bedroom overlooking a large internal yard, a main bathroom, a box room and two double bedrooms overlooking the façade, one of which includes a balcony and an ensuite bathroom.

The property is finished and furnished to a good standard throughout. For the purposes of this valuation, only the immovable property and bathrooms are being considered.

Considering the size of the property, its location, the standard of finishes and all other factors which bear a direct influence on the market value, the undersigned estimates the current market value of the premises at two hundred and sixty thousand Euro (€260,000).


Julian Thompson A&CE

