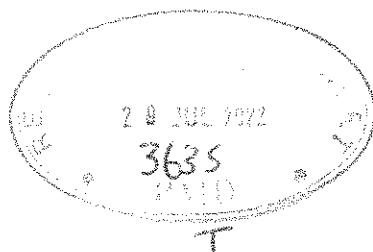


**QORTI ĆIVILI PRIM'AWLA
Fl-Atti tas-Subbasta Nru. 8/2021**

Edwina Bonello

vs

Anthony Caruana



Relazzjoni tal-Espert Tekniku

Perit Josianne Vassallo

19 ta' Lulju 2022

1) Deskriżjoni tal-Inkarigu

Bir-rispett tesponi,

- 1.1 Illi b'digriet ta' din l-Onorabbi Qorti, l-esponent giet inkarigata sabiex taċċedi l-fond indikat fir-rikors promotur u tagħmel stima tal-proprieta` immobbli, liema stima għandha tinkludi r-ritratti tal-fond, pjanta tar-Registru tal-artijiet, l-iskema tal-MEPA u r-raġunijiet tal-valutazzjoni, fl-atti tas-Subbasta Immobbli 08/2021.
- 1.2 L-istima thejjiet rigward il-fond bl-indirizz: "Matthiola", 114 Triq il-Markiż Giuseppe Scicluna, in-Naxxar – vide Dokument IV – li kien elenkat fid-dokumenti mgħoddija mill-Qorti Ċivili.

2) Dokumenti

- 2.1 Qed jiġu annessi pjanta li turi l-konfini tas-sit (Dokument III), kif ukoll ritratti tal-fond (Dokument VII) u dokumenti relevanti.
- 2.2 Id-dokumenti huma mqassmin hekk kif imniżżeel f'Tabbera I.

Dokument I	Ittri tal-Ingaġġ u Estensjoni
Dokument II	Notifika Aċċess
Dokument III	<i>Land Registry Site Plan</i>
Dokument IV	<i>Sketch tal-fond</i>
Dokument V	Ričerki: Kuntratt u Permess
Dokument VI	CFR Tmien Skeda
Dokument VII	Ritratti
Dokument VIII	<i>Ortophotomaps</i>
Dokument IX	<i>Policies/Mapep mill-Pjanijiet Lokali</i>
Dokument X	Proprijeta` Paragonabbi
Dokument XI	Kalkolu

Tabbera I. Lista tad-dokumenti.

3) Dati Pertinenti

- 3.1 Id-dati relevanti huma elenkti t'Tabbera II.

Data tal-inkarigu	9 ta' Marzu 2021
Perjodu tal-inkarigu	22 ta' April – 24 ta' Ġunju 2021
Data tat-talba għal estensjoni	27 ta' April 2022
Perjodu estiż tal-inkarigu	28 ta' April – 30 ta' Lulju 2022
Data tal-aċċess	22 ta' Ġunju 2022
Data tar-rapporġġ	19 ta' Lulju 2022

Tabella II. Lista tad-dati pertinenti.

4) L-Istat tal-fond waqt l-aċċess

4.1 Attribwiti fiżiċi tal-fond fid-data tal-aċċess

4.1.1 Il-fond bin-numru 114 fi Triq il-Markiż Giuseppe Scicluna gewwa San Pawl tat-Targa limiti tan-Naxxar huwa “solitary maisonette” sovrappost fuq garaxx appartenenti għal terzi, mibni fuq porzjon mill-art f'San Pawl tat-Targa. Il-fond inxtara liberu u frank bid-drittijiet u l-pertinenzi kollha tiegħu inkluża l-arja. Mill-punent jikkonfina ma' Triq il-Markiż Giuseppe Scicluna, mit-Tramuntana ma' beni ta' Paul Seguna u min-nofsinhar ma' beni tal-Kumpanija ta' Gesu, jew aventi causa minnhom. Dan il-fond jappartjeni lil Anthony Caruana u martu Frances nee` Catania u inxtara fis-sittax ta' April tal-1982 indaq u indiżiżament bejniethom fī stat ‘gebel u saqaf’.



4.1.2 Il-parapett bil-grada tal-hadid jagħti access għal antiporta tal-aluminju u bieb ta' barra tal-injam. L-intrata tagħti għal sular taraġ bil-poġġaman tal-injam. Fl-ewwel sular (gholi bejn l-art u s-saqfa ta' 2.80m), il-kuridur għandu numru ta' kmamar fuq il-lemin: il-master bedroom, is-salott, kamra tal-banju, spare bedroom, u jispiċċa f'open plan living room-kċina-kamra tal-pranzu. Mill-kċina hemm access għal loggja li fiha taraġ għas-sular ta' fuq li jikkonsisti f'boxroom, spare toilet u washroom li tagħti ghall-bejt. Is-salott, kamra tal-banju u spare bedroom jieħdu l-arja minn bitħa interna, filwaqt li bitħa interna oħra tagħti l-arja lill-open plan area.

4.2 L-istat tal-proprjeta'

- 4.2.1 Il-fond għandu bżonn ta' manutenzjoni minħabba dħul tal-ilma li qed iwassal għal moffa fis-salott, kamra tal-banju, loggja, spare toilet u l-washroom.
- 4.2.2 L-istruttura tidher fi stat tajjeb u giet spezzjonata b'mod viživ biss. Ma ġewx spezzjonati partijiet mgħottija jew li m'hemmx access għalihom.

4.3 Qisien

4.3.1 Il-proprjeta` għandha kejl ta' ċirka 175 metru kwadru internament u ċirka dsatax-il metru kwadru ta' spazji esterni fl-ewwel sular (minbarra l-bejt fit-tieni sular), għal total ta' 194 metru kwadru.

5) Użu tal-proprjeta'

5.1 Il-fond jintuża bhala abitazzjoni residenzjali.

6) Operazzjonijiet Paragonabbli

Ara Dokument X.

7) Planning Site History u Planning Policies li jaffettwaw il-proprjeta`

7.1 Planning Site History

- 7.1.1 Il-permess originali tal-PAPB ma nstabx fl-arkivji tal-Awtorita`tal-Ippjanar.
- 7.1.2 Dokument V juri l-unika applikazzjoni bir-riferenza PA/2349/94 li nstabet fis-sistema tal-Awtorita` tal-Ippjanar għal dan is-sit.
- 7.1.3 L-iskejtn tal-proprjeta` (Dokument IV) li sar bil-kejl li ttieħed waqt l-aċċess juri illi l-fond mhuwiex eżattament skond l-ahħar permess tal-1994. L-istudy li jidher fuq il-permess tal-1994 infetah sabiex saret *open plan living room*-kċina-kamra tal-pranzu u żidied *spare toilet* fit-tieni sular. Dawn id-differenzi għandhom jiġu sanzjonati mal-Awtorita` tal-Ippjanar.

7.2 Planning Policies

- 7.2.1 Ara Dokument IX.
- 7.2.2 Applikazzjonijiet mal-Awtorita` tal-Ippjanar riċenti fl-istess triq, (fosthom PA/2513/16 li jinsab erbgħin metru 'l bogħod mis-sit) juru illi siti f'din iz-zona jistgħu jiksbu permess għal *basement garage*, erba` sulari plus sulari irtirat.

8) Valutazzjoni tal-Valur Preżenti tas-Suq

- 8.1 Bhala baži tal-valutazzjoni intuża d-dokument *Valuation Standards for Accredited Valuers* (Kamra tal-Periti, 2012) u *Consolidation Document on Property Valuation* (Awtorita` tal-Artijiet, 2017).
- 8.2 Hadt konjizzjoni tal-proċess odjern u kkonsidrajt il-fatturi illi jikkonsistu:

- mit-tip u d-daqs tal-fond in kwistjoni li għandu arja superficjali ta' cirka 194 metru kwadru u bl-arja tiegħu;
- l-istat ta' manutenzjoni u l-finituri;
- il-lok fejn tinsab din il-proprietà;
- u proprietajiet simili fis-suq (*property comparables*), f'dan il-każ tat-tip *solitary/top floor maisonette*.

8.3 Għaldaqstant ittieħdu in konsiderazzjoni numru ta' *solitary/top floor maisonettes* fin-Naxxar u fil-lokalitajiet viċini (San Pawl tat-Targa u Mosta) fiċ-ċentru ta' Malta li kienu qed jiġu rreklamati lokalement peress li ma kienx hemm bizzejjed proprietà simili li kienet qed tigi rreklamata fin-Naxxar stess. It-talba għalihom kienet ta' bejn €2,184 u €5,324 kull metru kwadru, jiġifieri medja ta' madwar €3,339 għal kull metru kwadru ta' *solitary jew top floor maisonette*. Madanakollu dawn ir-rati ikunu jinkludu cirka 10% differenza għal skop ta' neozjar u cirka 5% minħabba l-kummissjoni tal-ġġed. Meta dawn jitnaqqsu mit-talba, wieħed jasal għal rata korretta b'medja ta' €2,855 per metru kwadru.

8.4 Jiena tal fehma illi l-valur tas-suq liberu u frank ta' dan il-fond, ladarba d-differenzi tal-fond eżistenti mill-pjanti tal-permess tal-1994 jiġu sanzjonati mal-Awtorita' tal-Ippjanar, huwa ta' cirka €550,000. Dan il-valur jeskludi taxxi u spejjeż tat-trasferimenti.

9) Dikjarazzjoni dwar Kunflitt ta' Interess

9.1 Jiena nikkonferma illi ma kelli l-ebda kunflitt ta' interess waqt li kienet qiegħda ssir il-valutazzjoni ta' dan il-fond.

 <div style="border: 1px solid black; padding: 2px; display: inline-block;"> PERIT JOSIANNE VASSALLO B.E.A.(Hon), M.A.(I.S.S.), A.C.E. ARCHITECT & CIVIL ENGINEER 45, Marie Curie Str, Attard. X-99469337 </div>	Ill-um Ippreżentata mill- bla dok/b At (J) Annalise Spiteri Deputat Registratur Qrati tal-Ġustizzja (Malta)
Perit Josianne Vassallo Nru. Warrant: 397m josi@maltanet.net	29 JUL 2022 dokumenti Illum.

Fl-Att tas-Subbasta Nru. 8/2021 Edwina Bonello vs Anthony Caruana

6

ILLUM. 09.10.2022
DEHER IL-PERIT LEGALI/TEKNIKU...*Josianne Vassallo*
~~Q81.76M~~...LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATUR
General Register
Deputy Registrars
Deputat Registrator
Qarajiet-Custodje (Malta)
Law Courts (Malta)

Dokument I – Ittri tal-Ingaġġ u Estensjoni



Fil-Prim Awla' tal-Qorti Ċivil

Fl-Atti tas-Subbasta Nru.8/2021

Edwina Bonello

vs

Anthony Caruana



Lill: Perit Josianne Vassallo

Inti mgħarraf illi gejt mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobblī hawn fuq imsemmi sabiex tagħmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tħisser il-pizijiet, kirjet u jeddiet ohra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond jew fondi ikun suggett kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mitlub sabiex tiġi tiġbor l-inkartament relativ mit-22 ta' April 2021 'i quddiem filwaqt illi mgħarraf illi għandek sal-24 ta' Ġunju 2021 sabiex tipprezenta r-rapport dettaljat tiegħek.



Gaetana Aquilina
Deputat Registratur

Fil-Prim'Awla tal-Qorti Ċivili

S.T.O Prim Imħallef:Onor. Mark Chatcuti LL.D.

Fl-atti tal-bejgh bl-irkant numru

08/2021

fl-ismijiet:

Edwina Bonello

vs

Anthony Caruana

Il-Qorti,

Rat ir-vikors tal-Parit Arkitekt Josianne Vassallo tas-27 ta' April, 2022.

Tastendi t-terminali għal prezentata tar-rapport s-sat-30 ta' Luju, 2012.

Illum, 28 ta' April 2022.

Gaetana Aquilina
Deputat Registratur

Dokument II - Notifika Access

FIL-QORTI CIVILI PRIMAWLA

Subbasta Nru. 8/2021

Edwina Bonello

vs

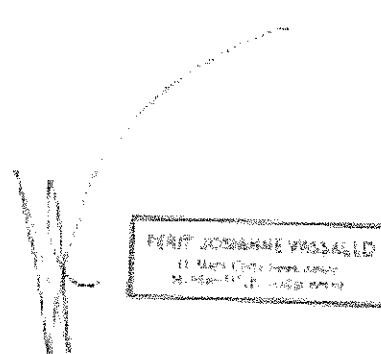
Anthony Caruana

L-access fuq il-fond in kwistjoni – ‘Mattinola’, 114 Triq il-Markiz Giuseppe Scichuna, Naxxar – insiem illum l-Ergha 22 ta’ Ġunju 2022 fid-9:00am.

Prezenti: Anthony Caruana, detentur tal-karta tal-identità numru 0086956(M).

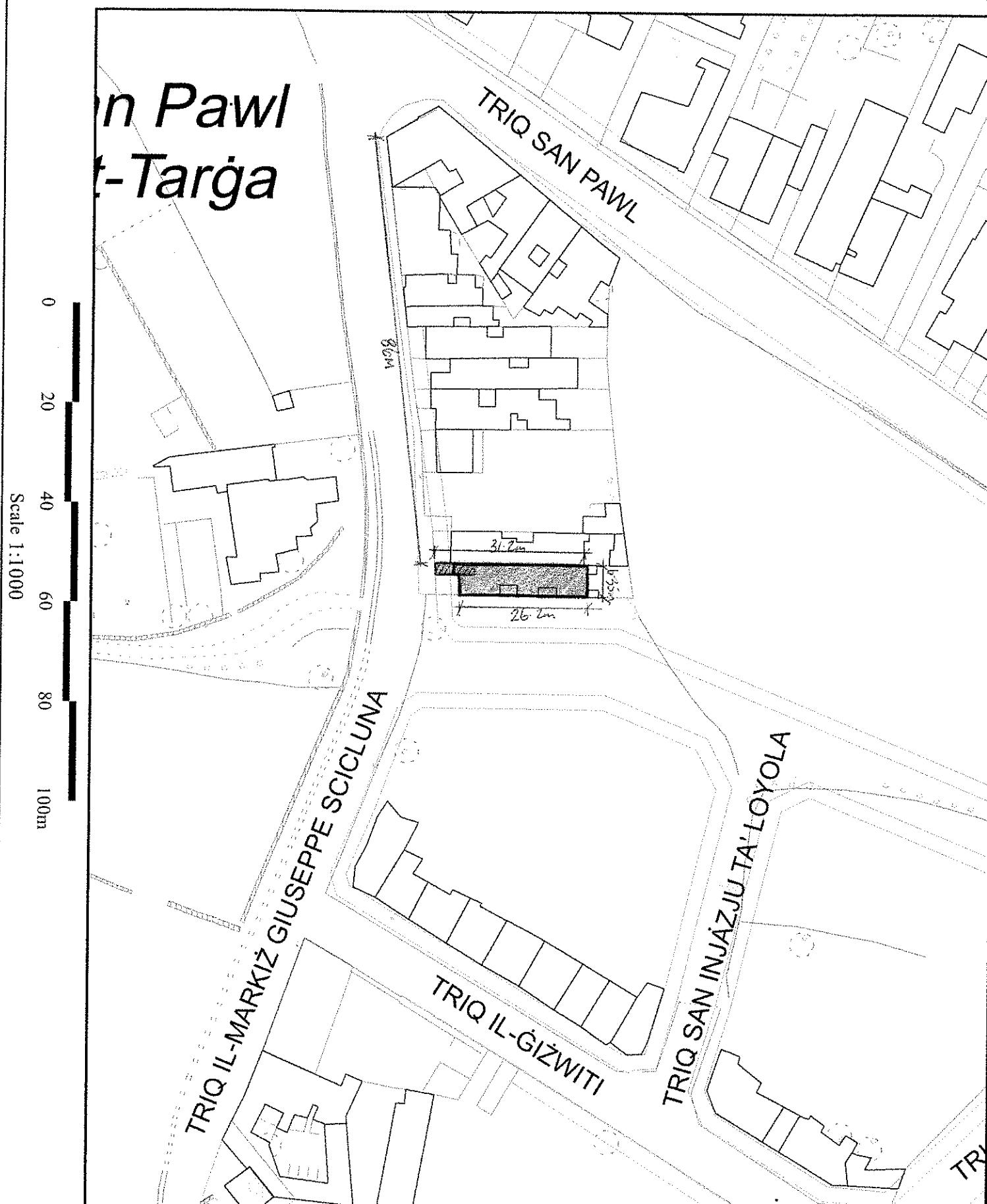
Il-fond, ‘solitary maisonette’ fl-ewwel sular fi stat leet u bl-anja tiegħi, gie spezzjonat u ttieħdu kejl u riċristi.

L-access ingħalaq fid-09:50am



Perit Jesiamme Vassallo

Dokument III - Land Registry Site Plan

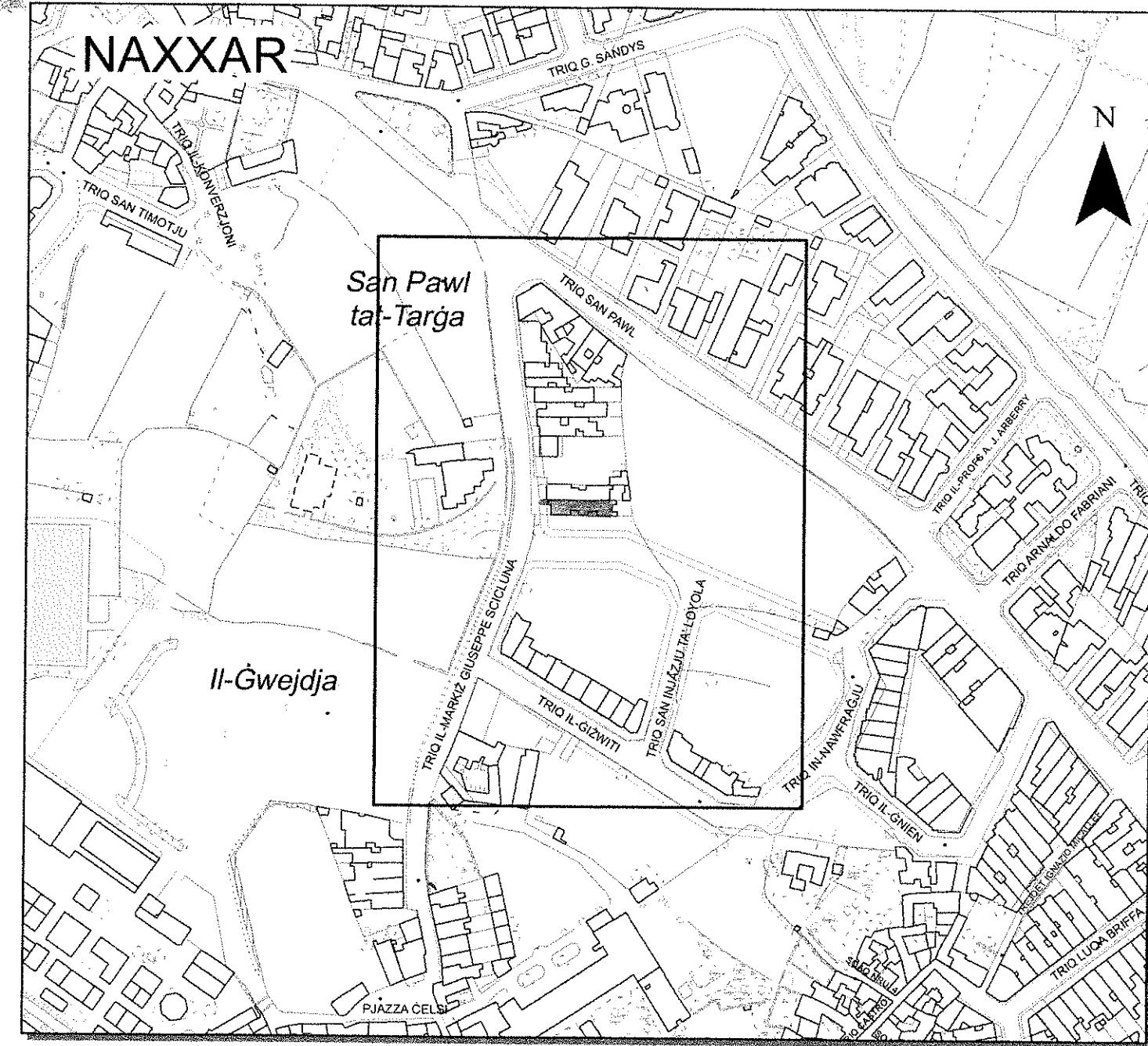


AT GROUND FLOOR LEVEL

Scale 1:1000

AT FIRST FLOOR

0 20 40 60 80 100m



Aġenċija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa:
Map Number:

268010 E

Pożizzjoni Ċentrali:
Centre Coordinates:

x = 49934
y = 75212

Parti min S.S.:
Extracted from S.S.:

4875

Data:
Date:

07/07/2022

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



Firma ta' l-Applicant:

Applicant's Signature:

Qies (metri kwadri):
Area (square metres):

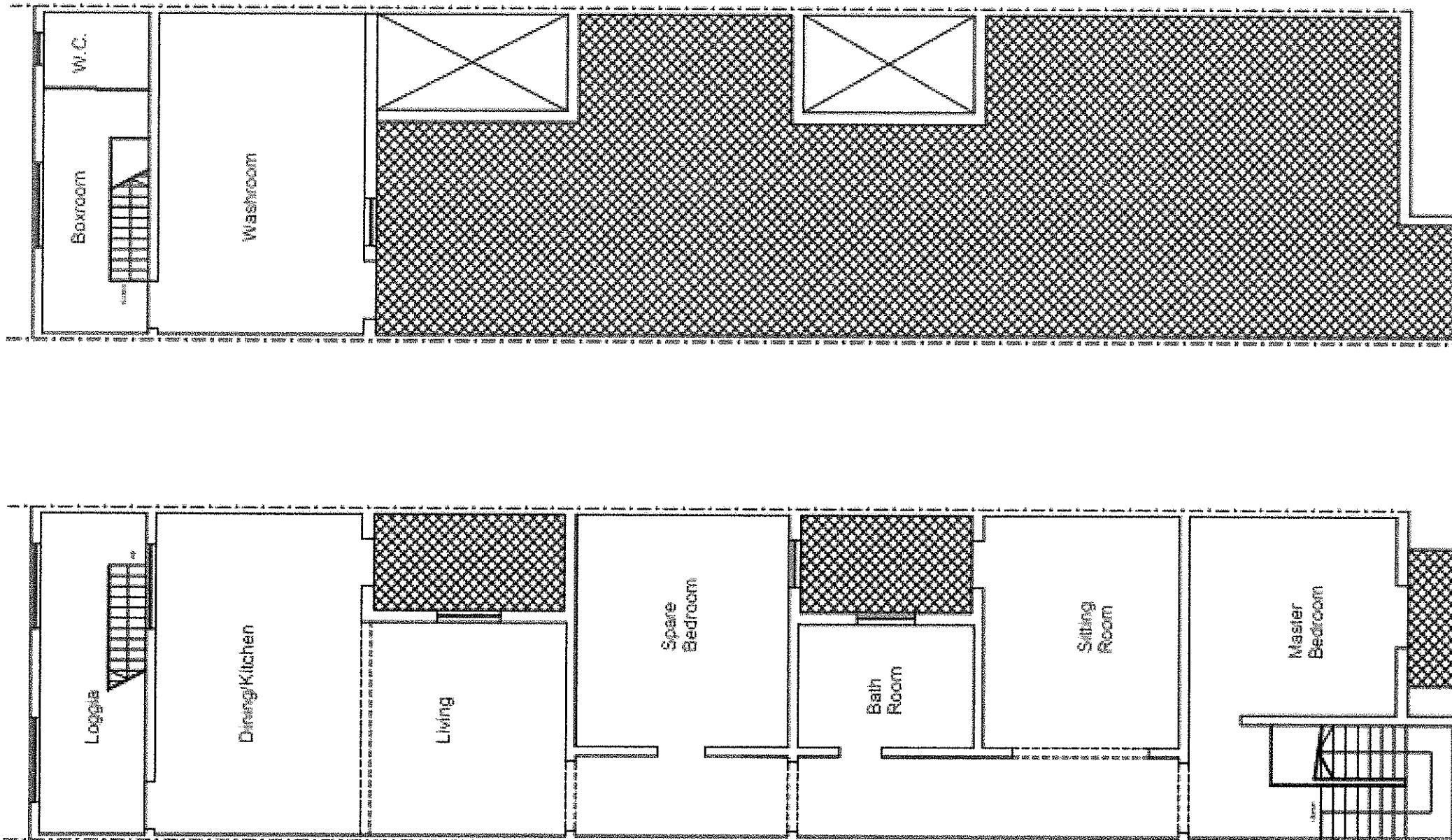
ČIRKA 155 m²

LR

248178

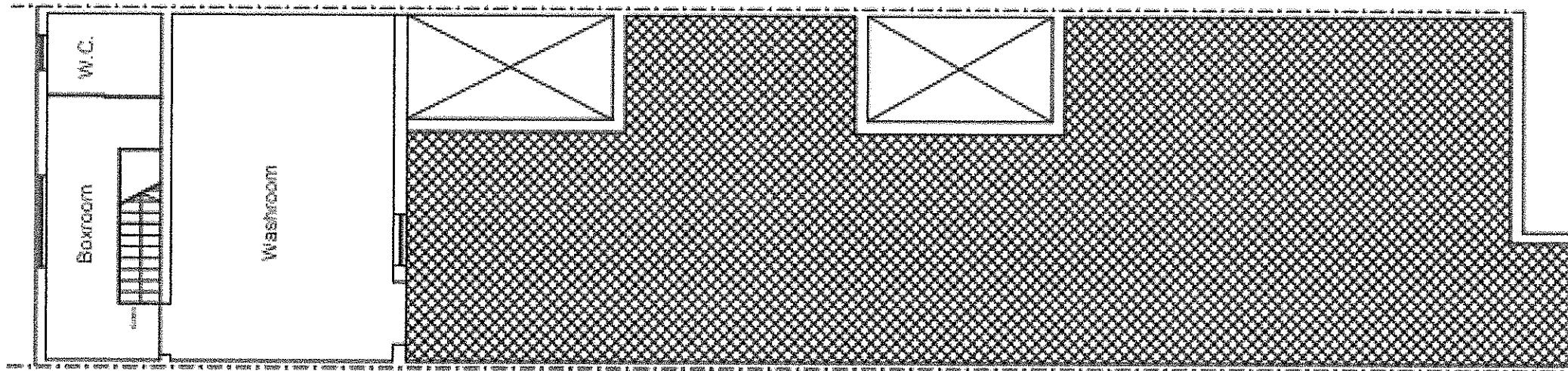
Dritt imħallas
Fee Paid

Dokument IV - *Sketch* tal-fond



First Floor Plan

Property Sketch 1:100
Matthiola, Triq il-Markiz Scicluna, Naxxar.



Roof Plan

PLATEAU JUANNE VASSALLO
B.E.A./Hon. M.A.I.S.S.I. A.C.E.
ARCHITECT & CIVIL ENGINEER
(S. Matto Gatto Str. Attard H-9446/317)

Dokument V – Riċerki: Kuntratt u Permess

- 56 -

4466

Is-sittax ta' April tal-elf
disa' miġa u tnejn u tmienin.

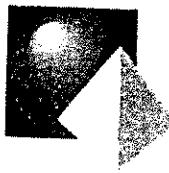
418

Bejgh magħmul minn Albert aiva
Bartomeo Farrugia, stonemason, bin Anthony u
Elena nee' Bonello, imwield il-Għargħur u jogghod
in-Naxxar ghaf-favur ta' Anthony Caruana, machine
operator, bin Francis u l-mejta Helen nee' Sciberras
imwield u jogghod San Gwann u Frances Catania,
zebba, hikt Joseph u Teresa nee' Borg, imwieldha tal-
Pieta' u jogħod in-Naxxar indaqas u indivizament
bejniethom tal-maisonette fi stat ta' gebel u saqaf,
jinsab fl-ewwel sular, sovrappost għal garage prop-
jesta' tal-venditur, mibni fuq porzjoni mill-art f'
San Pawl St-Targa, limiti tan-Naxxar, konfinanti
mill-punent ma' Marquis Scluna Street, mit-tramun-
tana ma' beni ta' Paul Seguna u min-nofsinhar ma'
beni tal-kumpanija ta' Gesu, jew aventi cause minhom,
libra u franka, bid-drittijiet u l-pertinenzi kollha
tagħha inkluza l-arja, bil-prezz ta' hemest elef
lira Maltija u bil-kondizzjonijiet kollha fl-att
indikati.

RICEVUTA LLUM

23rd April 1982

01



(q)

AUTORITA' TA' L-IPPJANAR
PLANNING AUTHORITY

To: Mr Anthony Caruana
Matthiola
Triq il-Markiz Scicluna
Naxxar

Date: 11th July 1994
Our Ref: PA2349/94/DC09

Application Number: 2349/94
Application Type: Householder development permission
Date Received: 27/04/94
Approved Plan Numbers: 2349/94/1B/1C/1D
2349/94/1B/1C/1D

Location: Matthiola Triq Il-Markiz Scicluna, Naxxar
PROPOSAL: To effect internal alterations and additions.

DEVELOPMENT PLANNING ACT 1992 SECTION 33
HOUSEHOLDER DEVELOPMENT PERMISSION

The Planning Authority hereby grants development permission in accordance with the application and plans described above, subject to the following conditions:

1. The following group of conditions apply to all development:
 - a) All works shall be carried out strictly in accordance with the approved plans.
 - b) Before work begins, the enclosed A3-size green copy of the Building Permit must be displayed on site. This must be mounted on a notice board, suitably protected from the weather, and easily legible from the street. The permit must be maintained in good condition until works on site are complete.
 - c) No building material, waste, machinery or plant shall be allowed to obstruct the pavement or the smooth flow of traffic in the vicinity of the site. Deposit of materials or placing of equipment in the street must be authorised by the Police.
 - d) Copies of all approved plans and elevations must be available for inspection on site by Planning Directorate staff at all reasonable times.
 - e) All building works must be in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Directorate's Land Surveyor.



- 01
- f) The development hereby permitted shall commence within twelve months of the date of this permission.
 - g) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.

This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law.

D. Strada

JOE MUSCAT
Acting Secretary
Development Control Commission

0e

S 3 / 4875

Matiophorus pulcherrimus
MAXILLAE
POSITION OF PHOTOS

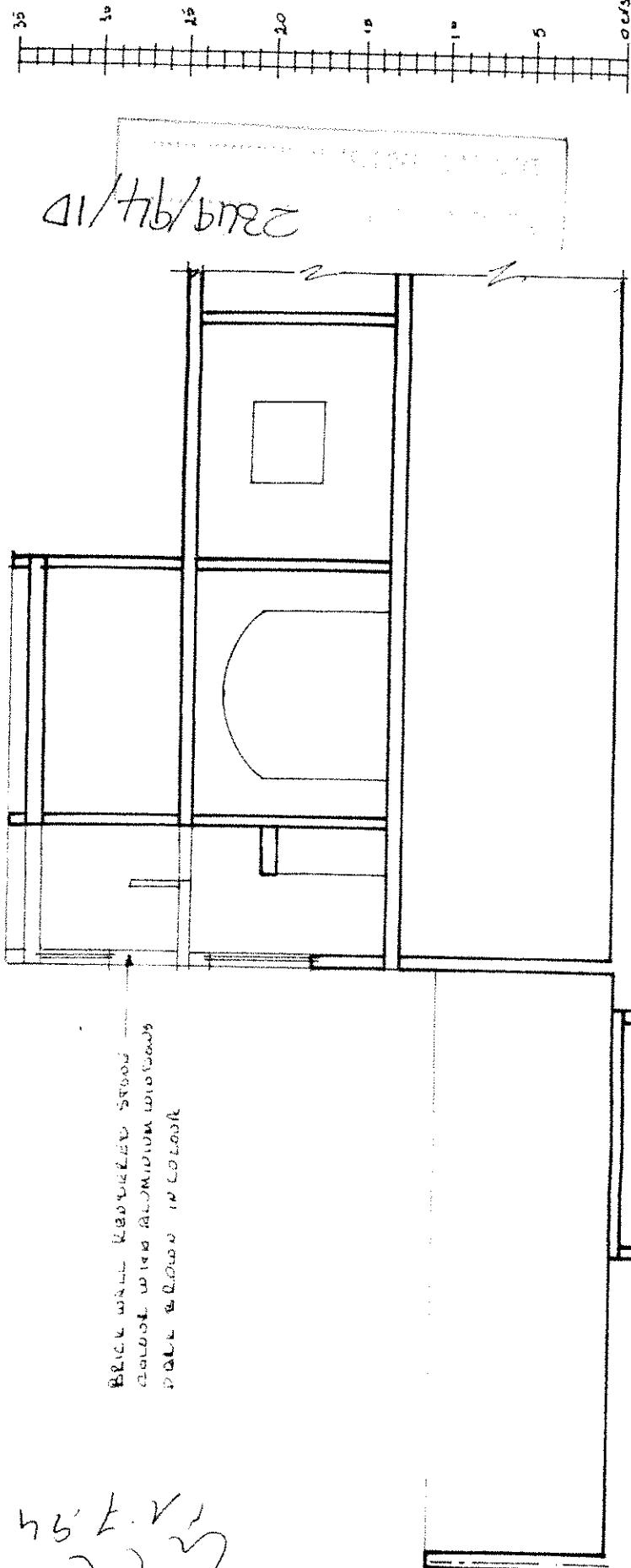
ORG CHA
MA(Planning), BE&M(Hons), A&CE

PLAN No. P.A. 230474
D.C.C. Board No.

P

18

08



SECTION 'BB'

Explanatory notes

ALL DIMENSIONS ARE TO BE CHECKED ON SITE

Job:

NAXXAR

MATTHOLA, Naxxar Scicuna Str.,
drawing.

date	drawn by	scales	file no:	drawn no	
21.7.94	C.J.A.	1:100	5000	2	
prints	date	no.	prints	date	no.

SECTION 'B.B.'

drawing.

L.A. NAUDI & G.J. AQUILINA

Architects & Civil Engineers

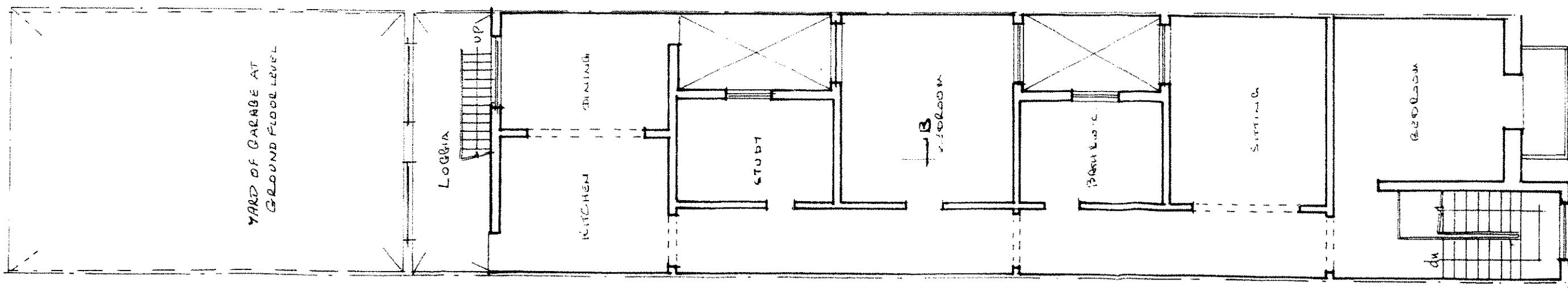
51, Msida Sea Front, Msida - Tel: 238615

Dateet = 13/07/2022 - mycell

1

1

YARD OF GARAGE AT
CONSTRUCTION



CONG CHIA
MAP (Planned), BEA (Hoa), ACCE
11/11/1974

PLATE No. 2 A. 23494

卷之三

SANTA
MONICA
21 JUN 1994

ALL DIMENSIONS ARE TO BE CHECKED ON SITE
NARAYAN,
job.

PLANS SHOWING PROPOSED ADDITIONS

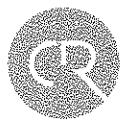
E.A. NAUDI & G.J. AQUILINA
Architects & Civil Engineers
Msida Sea Front, Msida - Tel: 2386

drawn by: scales: file no: 4

23.3.94 G.I.A 1:100 5000/84 1.

8 8 8 8 8

Dokument VI - CFR Tmien Skeda



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	NAXXAR, MALTA.
Address	MATTHIOLA, 114, TRIQ IL-MARKIZ SUCLUNA, NAXXAR.
Total Footprint of Area Transferred *	2IRKA 155 m ²

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input checked="" type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

* Includes all lands and gardens but excludes additional floors, roofs and washrooms

** Includes ** plus bathrooms and apertures

*** Includes plastering, electricity, plumbing and floor tiles

Date: 19.07.22

Perit's Signature:

PERIT JOSIANNE VASSALLO
B.E.A.(Hon. M.A.I.S.S.), A.C.E.
ARCHITECT & CIVIL ENGINEER
45, Marie Curie Str. Attard. M:99469337

Warrant Number: 397

Rubber Stamp:

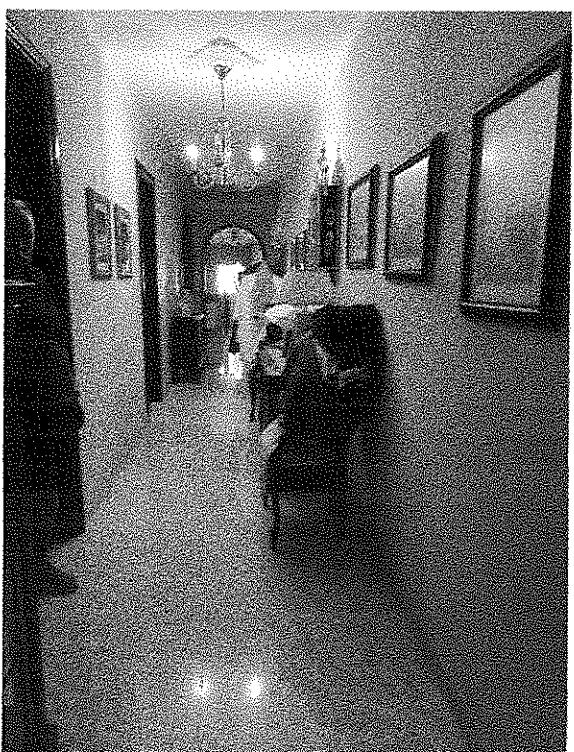
Dokument VII – Ritratti



Faċċata



Tarāġ



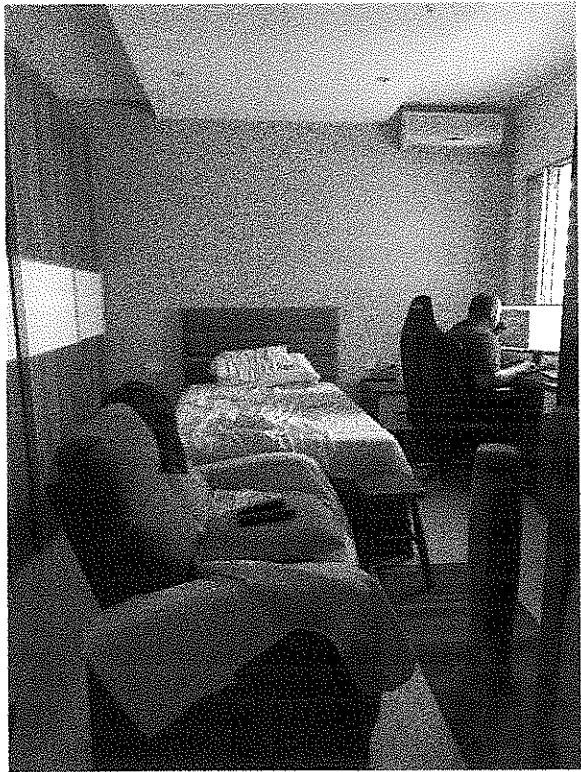
Kuridur



Salott



Kamra tal-banju

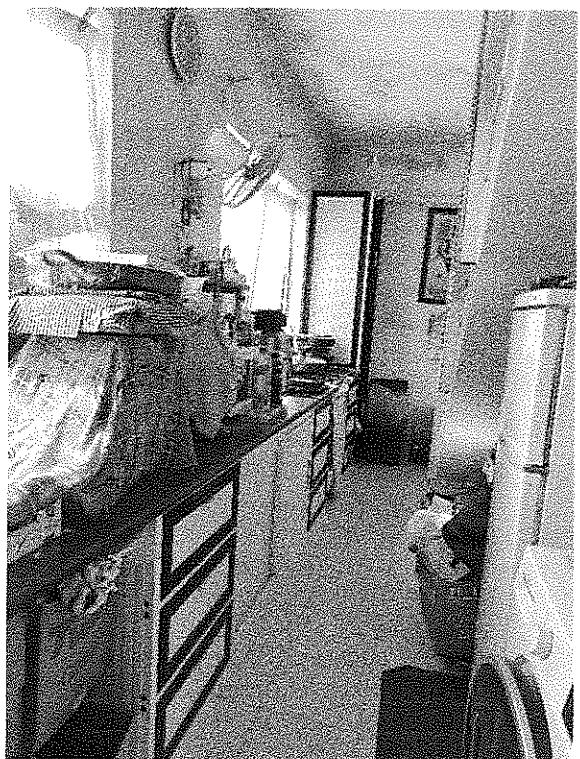


Kamra tas-Sodda



Open Plan Living/Kċina/Kamra tal-Pranzu

Fl-Atti tas-Subbasta Nru. 8/2021 Edwina Bonello vs Anthony Caruana



Loggja

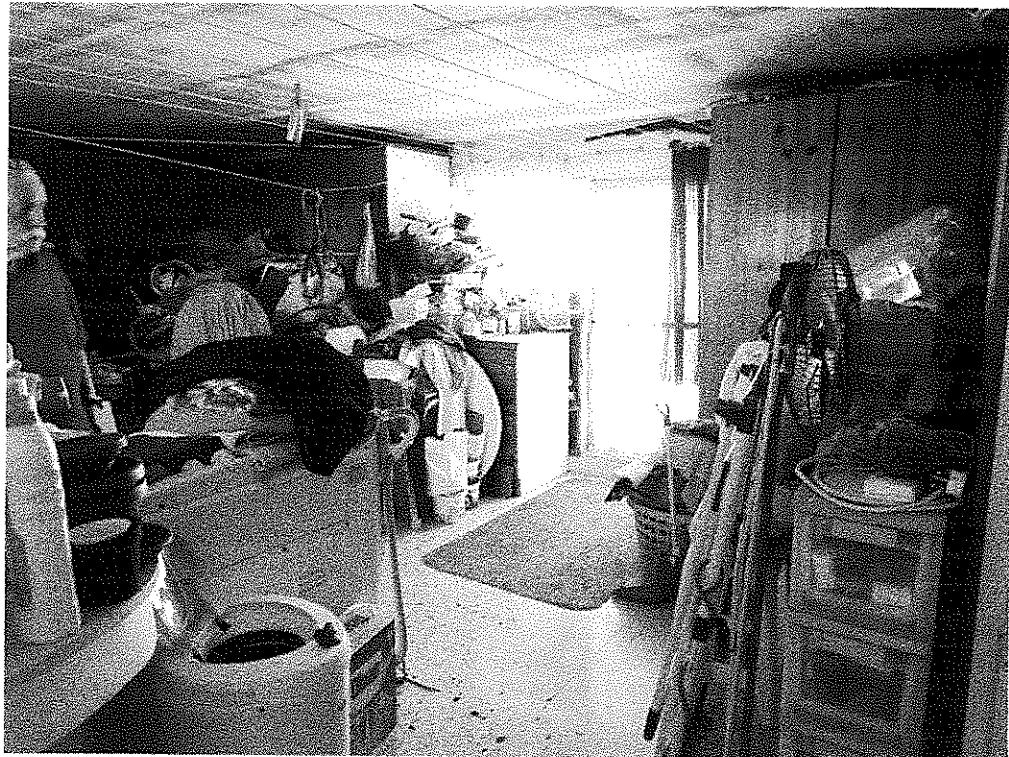


BoxRoom



Spare Toilet

Fl-Atti tas-Subbasta Nru. 8/2021 Edwina Bonello vs Anthony Caruana



Washroom



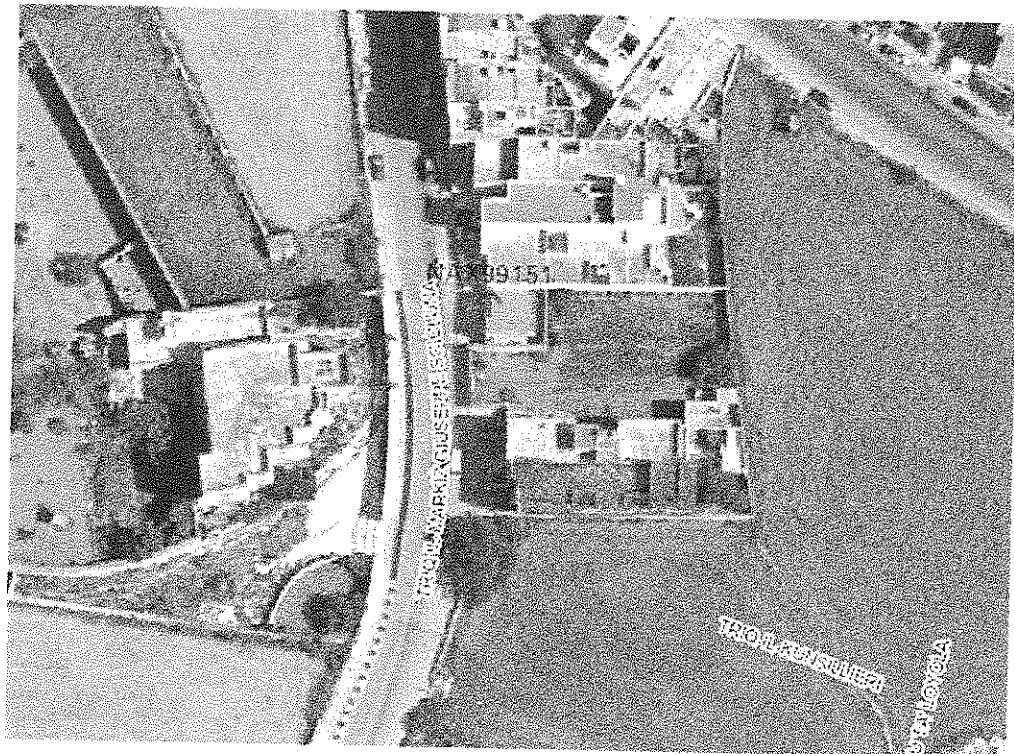
Bejt

Fl-Atti tas-Subbasta Nru. 8/2021 Edwina Bonello vs Anthony Caruana

Dokument VIII – *Ortophotomaps*



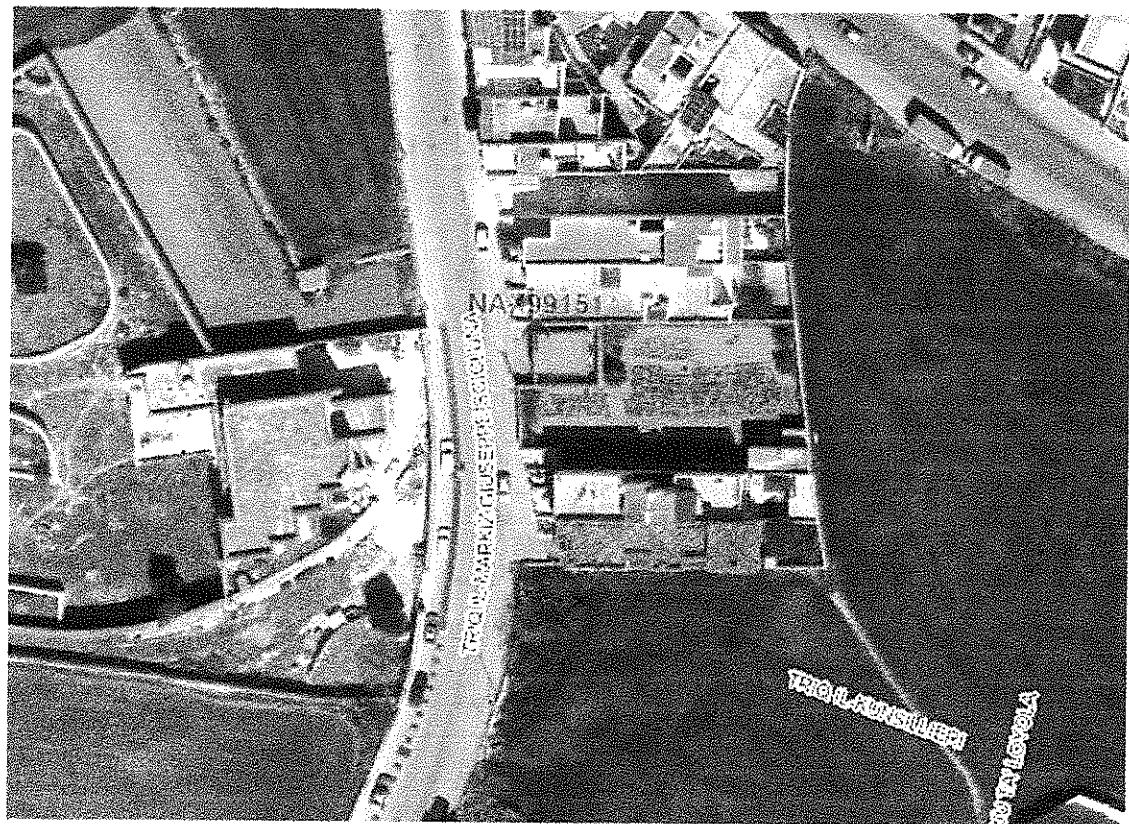
Ortho 2004 (Mapserver, Awtorita` tal-Ippjanar)



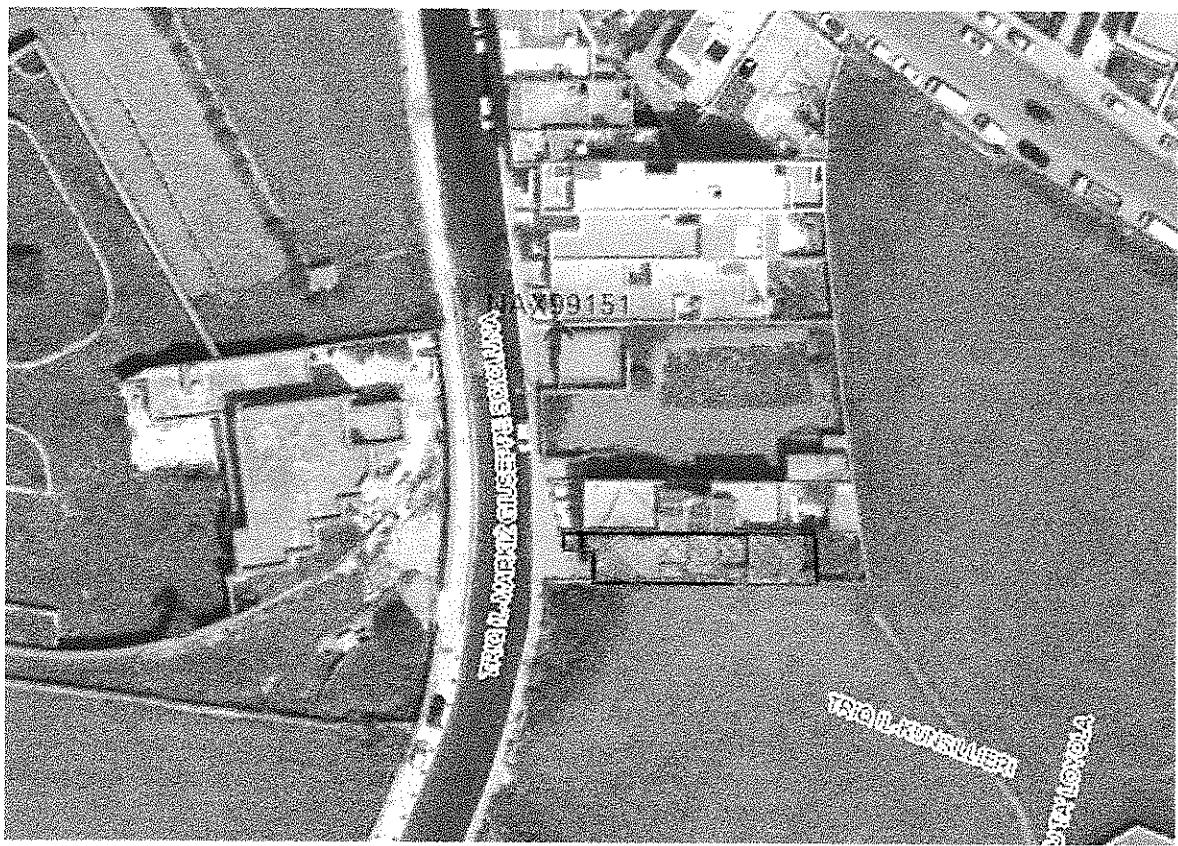
Ortho 2008 (Mapserver, Awtorita` tal-Ippjanar)



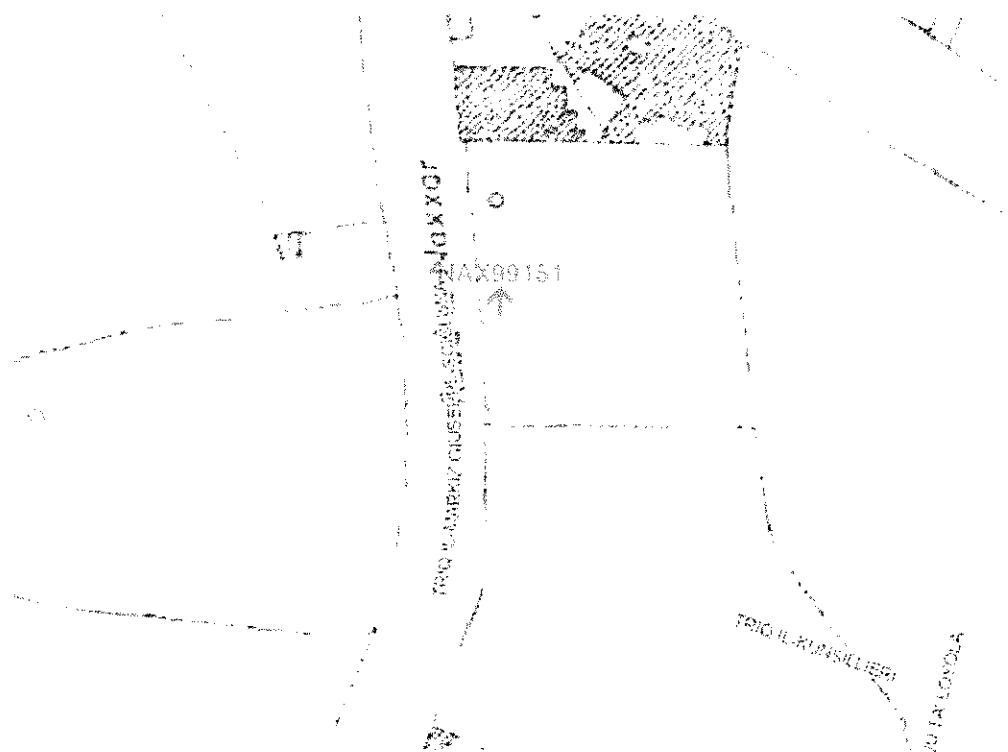
Ortho 2012 (Mapserver, Awtorita` tal-Ippjanar)



Ortho 2016 (Mapserver, Awtorita` tal-Ippjanar)

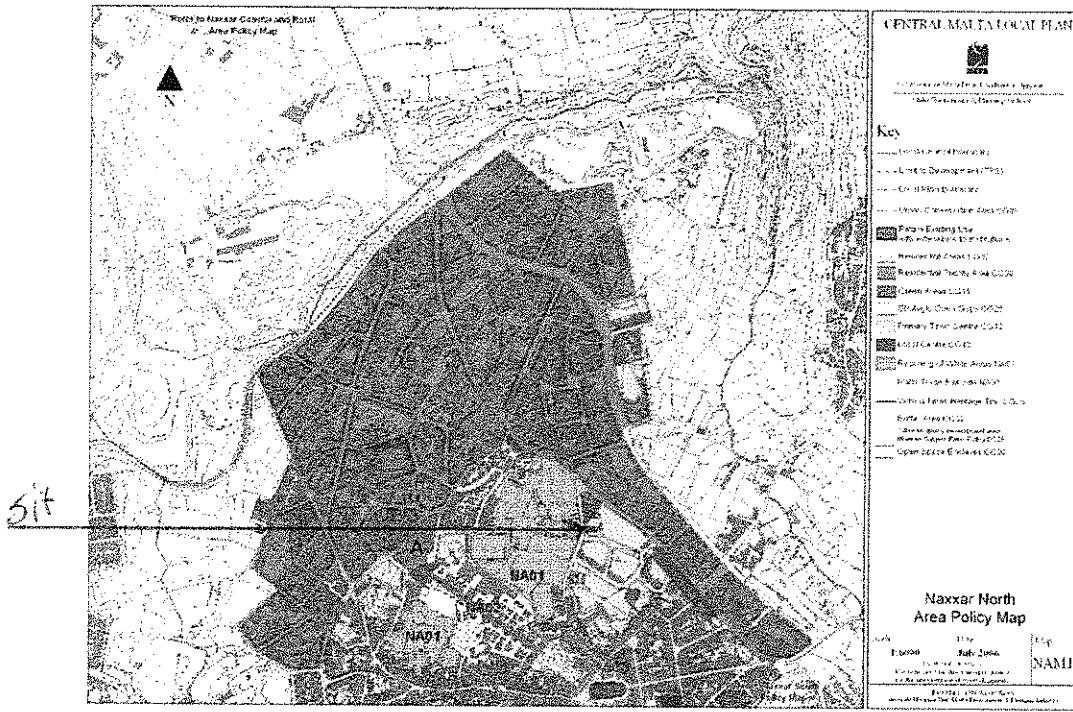


Ortho2018 (Mapserver, Awtorita` tal-Ippjanar)

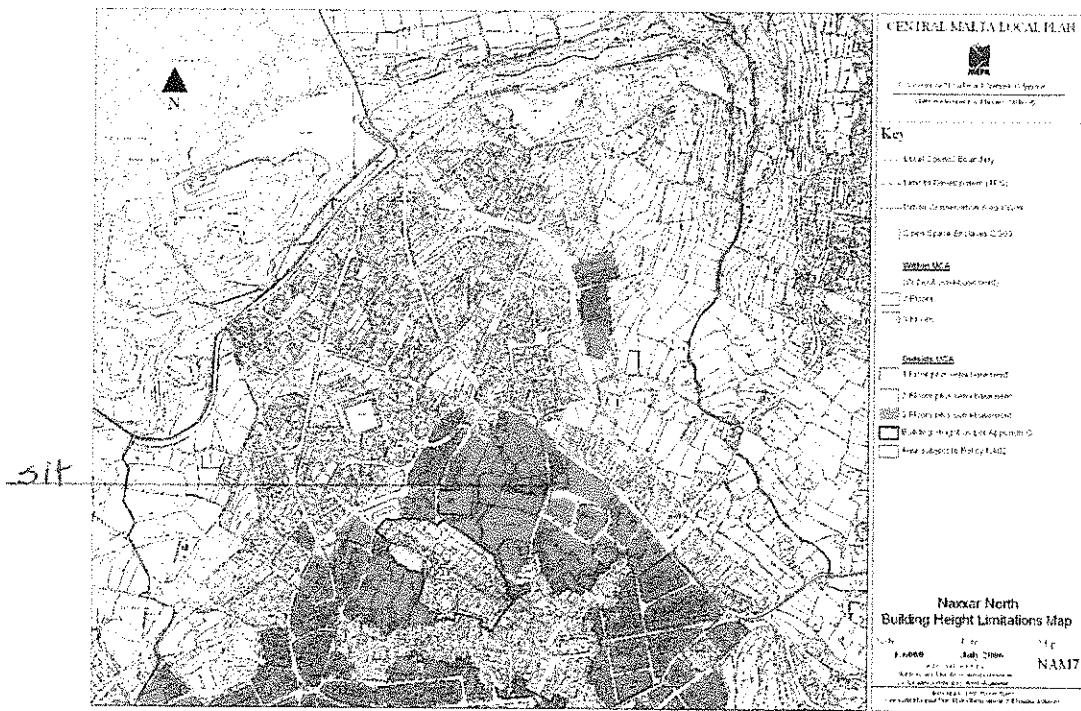


1968 Survey Sheet (Mapserver, Awtorita` tal-Ippjanar)

Dokument IX - *Policies/Mapep mill-Pjanijiet Lokali*



NAM1 – Naxxar North Area Policy Map (Awtorita` tal-Ippjanar)



NAM7 – Naxxar North Building Height Limitations Map (Awtorita` tal-Ippjanar)

Fl-Atti tas-Subbasta Nru. 8/2021 Edwina Bonello vs Anthony Caruana

Dokument X – Proprjeta` Paragonablli

1. Solitary Maisonette Naxxar

<https://remax-malta.com/listings/240231044-24>

Maisonette For Sale in Naxxar

EUR : 382,000

© Naxxar, Malta REF ID: 240231044-24

Overview

3 Beds 1 Baths 146 sqm

Internal Area: 141 sqm

External Area: 5 sqm

NAXXAR - MAISONETTE - Located in a quiet area yet close to all amenities. This Property comprises of a welcoming Sitting room, separate Dining room overlooking a front Balcony, 3 double Bedrooms two of which have back Balconies, Bathroom and a separate Kitchen with front Balcony. On the top floor on finds a Washroom and full ownership of Roof & Airspace with open country views and which can also be developed further. This accommodation can also be converted to become a 4 Bedroom maisonette. For viewing or more information contact one of our property consultants.

2. Second Floor Maisonette Naxxar

<https://remax-malta.com/listings/240271011-226>

Top Floor maisonette with roof in Naxxar

EUR : 380,000

© Naxxar, Malta REF ID: 240271011-226

Overview

4 Beds 2 Baths 174 sqm

Internal Area: 165 sqm

External Area: 8 sqm

NAXXAR - Second floor, semi-detached MAISONETTE in a quiet area and close to all amenities offering a spacious open plan living, dining and kitchen area, four spacious bedrooms with side balcony and bathrooms. Complementing this property is a spacious roof and washroom with unobstructed views reaching Mgarr. Property is highly finished and viewings should be seriously considered.

3. First Floor Maisonette Naxxar

<https://sensaramalta.com/en/sales/V015331-Naxxar---3-Bedroom-Maisonette--Roof--Airspace-6272-33727>

NAXXAR - Maisonette

Code	V015331
Price	369,000 €
Energetic class	Nondescript
Bathrooms	1
Square Meters	125
Locals	4
Floor	1

DESCRIPTION:

Naxxar-Situated near Higher School, comes this first floor 3 bedroom Maisonette, overlying another maisonette.

Property consists of a staircase leading to the first floor where one finds a squarish layout , separate dining and sitting , separate kitchen, three bedrooms and main bathroom.
Staircase leading to a washroom and roof with airspace and Views.

Freehold



4. First Floor Maisonette San Pawl Tat-Targa

<https://www.propertymarket.com.mt/view/3-bedroom-maisonette-for-sale-san-pawl-tat-targa-4122532301898625995/>

3 Bedroom Maisonette For Sale in San Pawl tat Targa

€905,000

Property Marketed By

Property description

A large, 170sqm First floor maisonette situated in a very good area, San Pawl Tat-Targa. The property has its own front patio and a very comfortable staircase with the possibility to add a lift. A very large open plan is further complemented by a spacious bathroom and three bedrooms, all benefiting from designer finishing and good furniture. Included in the price is a 3 car garage. The roof is done up into a lovely roof terrace and garden, which combined with a very large washroom makes an excellent entertaining area. There is also the possibility to further develop this property and build an extra two floors and recessed level.



PROPERTY MARKETING

or Call +356 9945 1255

5. Solitary Maisonette Mosta

<https://sensaramalta.com/en/sales/V015589-Mosta---2nd-Flr-3-Bdr-Maisonette-Furnished---Roof-6272-34022>

MOSTA - Maisonette

Code	V015589
Price	472,000 €
Energetic class	Nondescript
Bedrooms	3
Bathrooms	2
Square Meters	135
Locals	1
Floor	2
Property Conditions	Perfect Conditions



DESCRIPTION:

Impeccably kept and maintained, in mint condition, finished and furnished for personal use. Laid on the second floor, and enjoys part ownership of roof.

The property sits a stairway that leads to its second-floor level where one finds a welcoming, bright open plan kitchen/living/dining overlooking a front balcony and a pantry and a corridor that leads to its bathrooms and 3 double bedrooms main with ensuite.

On the highest level, one finds a laundry room and its own roof.

Optional 2 car + garage available.

Freehold.

6. Second Floor Maisonette Mosta

[https://search.alliance.mt/for-sale/3-bedroom-maisonette+\(2nd+floor\)-in-Mosta/SMSN2F111668](https://search.alliance.mt/for-sale/3-bedroom-maisonette+(2nd+floor)-in-Mosta/SMSN2F111668)



ADD TO FAVORITES

Reference: SMSN2F111668

Type: Maisonette (2nd Floor)

Furnished Type: Furnished

Form: Finished (including

Doors & Bathrooms)

Inside Area: 115.7m²

Outside Area: 4.32m²

3 Bedrooms

2 Bathrooms

MAISONETTE (2ND FLOOR) IN MOSTA

A lovely furnished second floor maisonette located in Ta' Sparrada area in Mosta close to all amenities. Property comprises of a welcoming hallway, large open plan three bedrooms main with en-suite, box room, guest bathroom, washroom and full roof with a logger and retractable canopy. Complementing the property are 14 PV panels, roof insulation and a rain water reservoir. Property is being sold Freehold. Optional One Car Garage at Street Level including storage space, CCTV fire alarm, WC and a Class 4B Permit.

7. First Floor Maisonette Mosta

<https://www.zanzihomes.com/property-detail/60192/first-floor-maisonette-in-mosta-ref-60391>



€320,000

Available From: Available

Ref No.: 60391

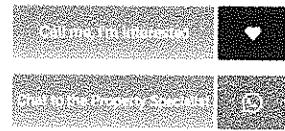
Type: First Floor Maisonette

Bedrooms: 3

SQM: 106

Room: 6

Bathrooms: 2



Description :

Mosta - First floor maisonette consists of a Kitchen/living/dining, 3 bedrooms main with en-suite, main bathroom, box room and a yard that you can enter from the kitchen or the box room. This property will be sold semi furnished and freehold.

Features :

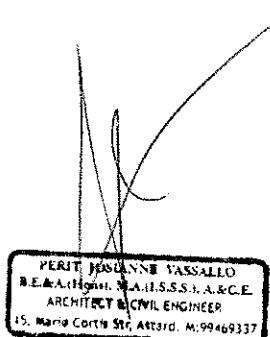
- » Balcony
- » Yard
- » Furnished
- » Freehold

Dokument XI – Kalkolu tar-rata ta’ proprjeta` tal-istess tipologija.

Lokalita`	Agent	Deskrizzjoni	Area (m.k.)	Talba	Rata tat-Talba (€/m.k.)	Rata Korretta (€/m.k.)
Naxxar	ReMax	Solitary maisonette	146	382,000	2,616	2,237
Naxxar	ReMax	Top-floor maisonette	174	380,000	2,184	1,867
Naxxar	SensaraMalta	First floor maisonette	125	369,000	2,952	2,524
SPTT	Excel Homes	First floor maisonette	170	905,000	5,324	4,552
Mosta	SensaraMalta	Solitary maisonette	135	472,000	3,496	2,989
Mosta	Alliance	Second floor maisonette	119	450,000	3,782	3,233
Mosta	Zanzi	First-floor maisonette	106	320,000	3,019	2,581
					3,339	2,855

AIC Josianne Vassallo - DRITT U SPEJJEZ			
SUBASSATA NUMRU	8/2021	TERMINU	30/07/2022
FL-ISMIJIET	<i>EDWINA BONELLO vs ANTHONY CARUANA</i>		
DRITT	RATA (€)	NUMRU	TOTAL (€)
Valutazzjoni (ibbazata fuq €550,000)	1.00	750	750.00
	0.0025	300,000	750.00
Opinjonijiet - Punti Trattati	116.47		0.00
Opinjonijiet - Danni/Kumpens	232.94		0.00
Stima ta'xogholijiet	5%		0.00
Stima ta'xogholijiet	2%		0.00
TOTAL DRITTIJET			1,500.00
SPEJJEZ	RATA (€)	NUMRU	TOTAL (€)
Access	32.00	1	32.00
Tragitt	15.75	1	15.75
Pjanta A4	58.23		0.00
Pjanta A3	116.47	1	116.47
Pjanta A2	232.94		0.00
Pjanta A1	465.88		0.00
Typing Relazzjoni	0.70	6	4.20
Kopji Relazzjoni	0.23		0.00
Traskrizzjoni Verbali	0.70		0.00
Kopji Verbali/Dokumenti	0.23		0.00
Ritratti / Aerial Photo	1.16	17	19.72
Ritratti kultur A4	0.50		0.00
Spejjez: Planning Authority	27.96	1	27.96
Spejjez: Land Registry	6.00	1	6.00
Spejjez: Notifika Registrata	2.80	2	5.60
TOTAL SPEJJEZ			188.14
TOTAL DRITT U SPEJJEZ			1,688.14
TOTAL DOVUT			1,688.14

**VAT ma japplikax minhabba li l-esponent hija membru tal-bord.



BOV
Bank of Valletta

PLANNING AUTHORITY
ST FRANCIS RAVELIN
FLORIANA

MACH #6 *****97 TERM ID *****20
Visa Debit *****0019 EXP: 09/24
SALE

Date 15/07/22 Time 09:50 RC 00
Batch 00879 Invoice 02406
v28649

AMOUNT EUR 27.96 PLANNING AUTHORITY
APPROVED

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt

Tel: (+356) 2290 0000 customercare@pa.org.mt
VAT No: MT 1281-6708 Exemption No: EXO 1188

Cash Sale

Name: Perit Josianne Vassallo
Address:

Cash Sale Number: 416269-0680-9
Date: 15 July 2022

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit PA02349/94	1	€4.66	€4.66	€0.00	0
Copy of plans PA02349/94	2	€11.65	€23.30	€0.00	0

Payment Details:

BOV Debit / Credit Card

Cash Sale Status:

Settled

Total NET: €27.96
Total VAT: €0.00
Total: €27.96

Drawn up by

Elisabetta Festari

Receipt is not valid if payment is dishonoured.

Perit Josianne Vassallo

15

Triq Mario Cortis

ATTARD

ATD1471

Malta

Cash Sale

07/07/2022

268010E

No of Copies	1
Fee Per Site Plan	€6.00
Total	€6.00

Land Registration Agency
116, Casa Bolino
Triq il-Punent
Il-Belt Valletta
VLT 1535

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt