

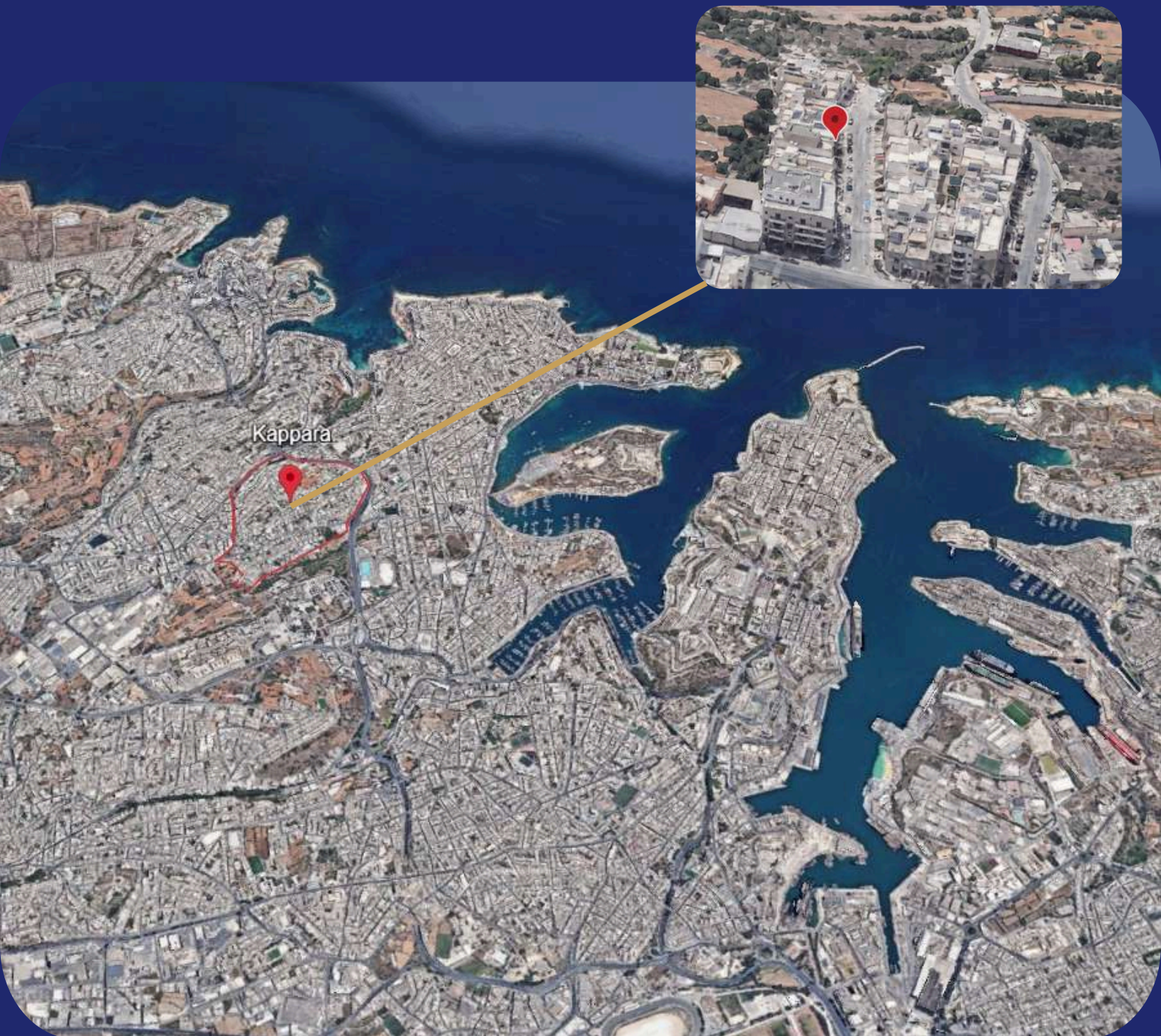
Unitedstates

a United Group Company

CAPTIAL VIEWS

KAPPARA

TRIQ IT-TRUNCIERA



CAPITAL VIEWS

ELEVATED LIVING IN THE HEART OF KAPPARA

Set within one of Kappara's most coveted residential enclaves, this refined residence occupies a discreet position that seamlessly blends accessibility with exclusivity. While the vibrant commercial hubs of Sliema and St Julian's are just moments away, the property remains a sanctuary of calm. With the University of Malta and Mater Dei Hospital within comfortable walking distance, this location offers an effortless lifestyle defined by connectivity and tranquility.

The residence is beautifully complemented by serene valley side views and captivating panoramas stretching across Sliema Harbour and the historic skyline of Valletta, best enjoyed from the back garden. Situated in a quiet, well-established neighbourhood, this exceptional home presents a rare opportunity for discerning homeowners and astute investors alike, combining lifestyle appeal with strong long-term rental potential in a prime central location.



ELEVATED LIVING IN A PRIME ADDRESS



KAPPARA, SAN GWANN

Nestled in a quiet residential area, Kappara offers a peaceful and secure living environment while remaining conveniently close to everyday amenities and key destinations across Malta.



UNIVERSITY OF MALTA – WALKING DISTANCE

Just minutes away from the valley leading to the university, the property enjoys a convenient location within comfortable distance of campus.



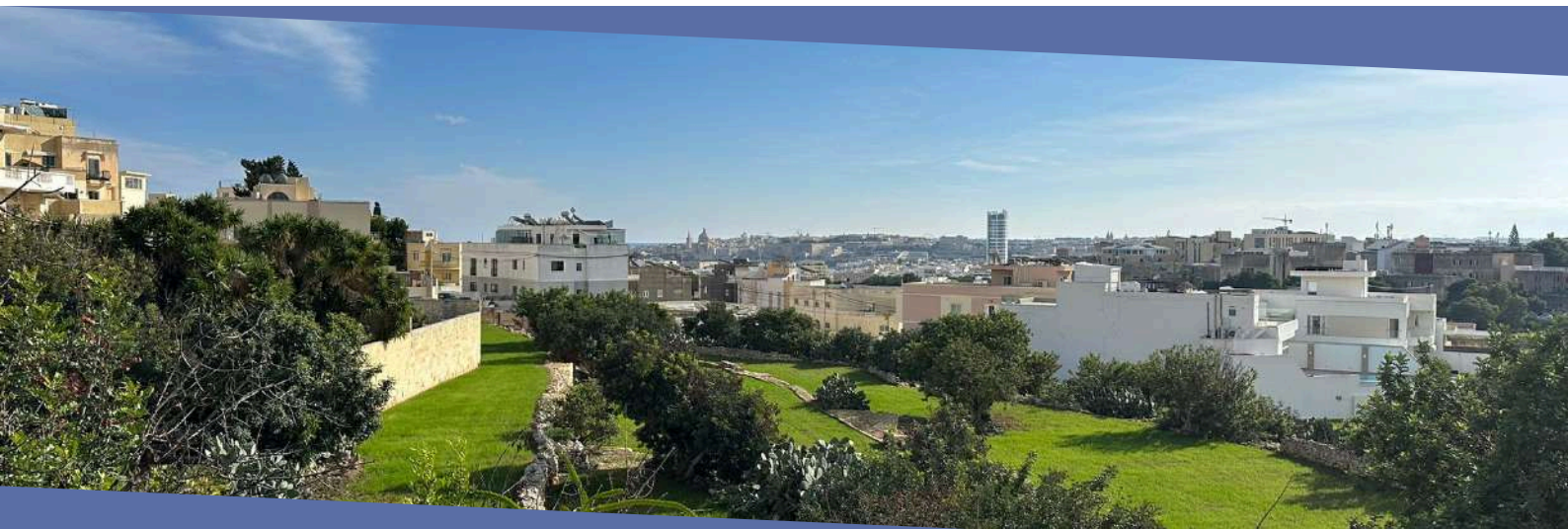
MATER DEI HOSPITAL – MINUTES AWAY

Equally well positioned, it is within walking distance of Mater Dei Hospital, offering easy access to one of Malta's leading healthcare facilities.



DIRECT ACCESS TO MAIN ROUTES

The property is ideally situated just off Kappara's main road leading to the flyover, providing seamless connectivity to major routes across Malta while maintaining a tranquil residential setting.



A RARE FIND IN THE HEART OF KAPPARA

WHERE TRANQUILITY MEETS CENTRAL LIVING



HIGH RENTAL DEMAND AREA

The area is highly attractive both as a residence and as a rental investment, thanks to its close proximity to the University, Mater Dei Hospital, and the vibrant hubs of Sliema and St Julian's.



STUNNING VIEWS OF SLIEMA HARBOUR AND VALLETTA

Enjoy beautiful views stretching across Sliema Harbour and towards Valletta, creating a stunning backdrop for outdoor living and entertaining.



Construction
underway and set
to be finalised soon.
To be finished by
February 2027

Starting at
€495,000
with unbeatable
views

KAPPARA

unitedstates.com.mt



VIEWS FROM LIVING AREA

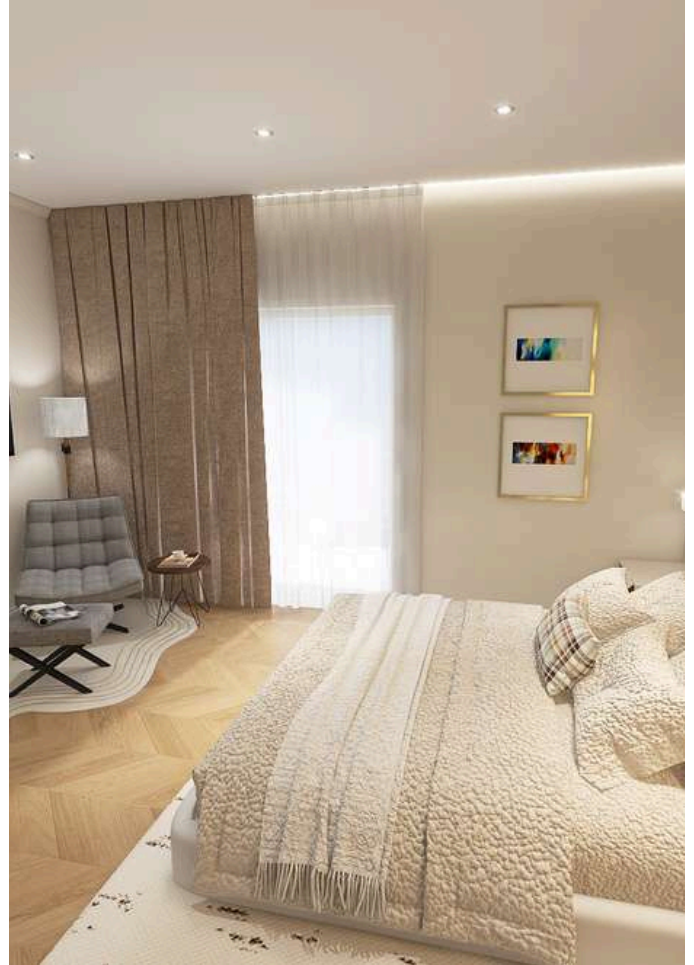


PROPOSED FACADE

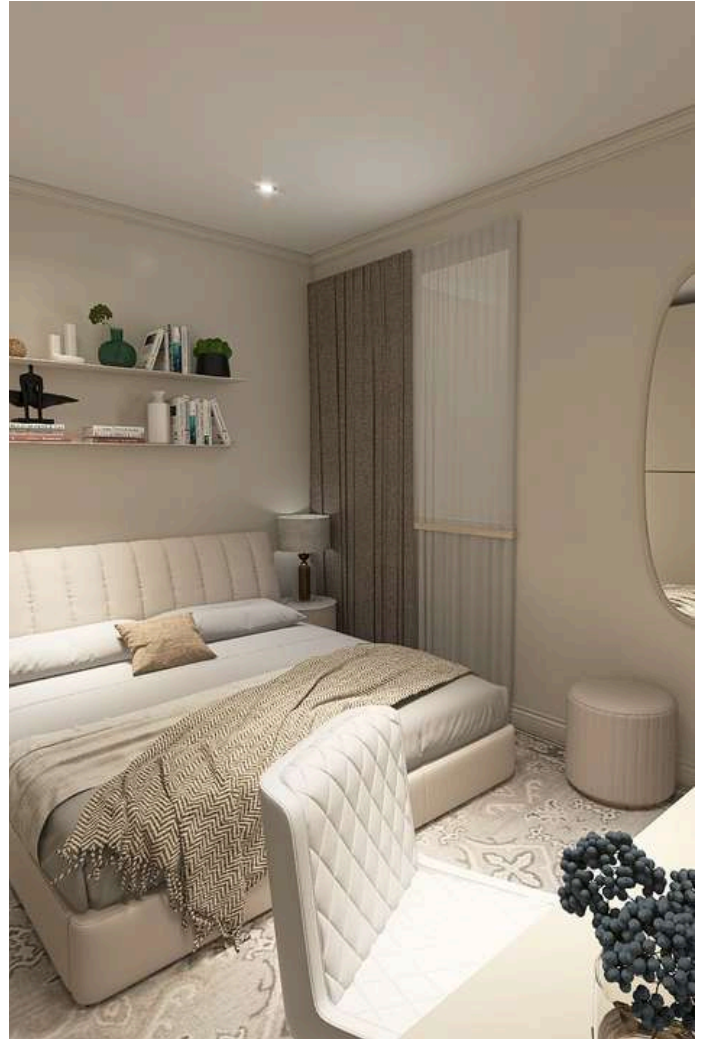


KAPPARA

REFINED INTERIORS



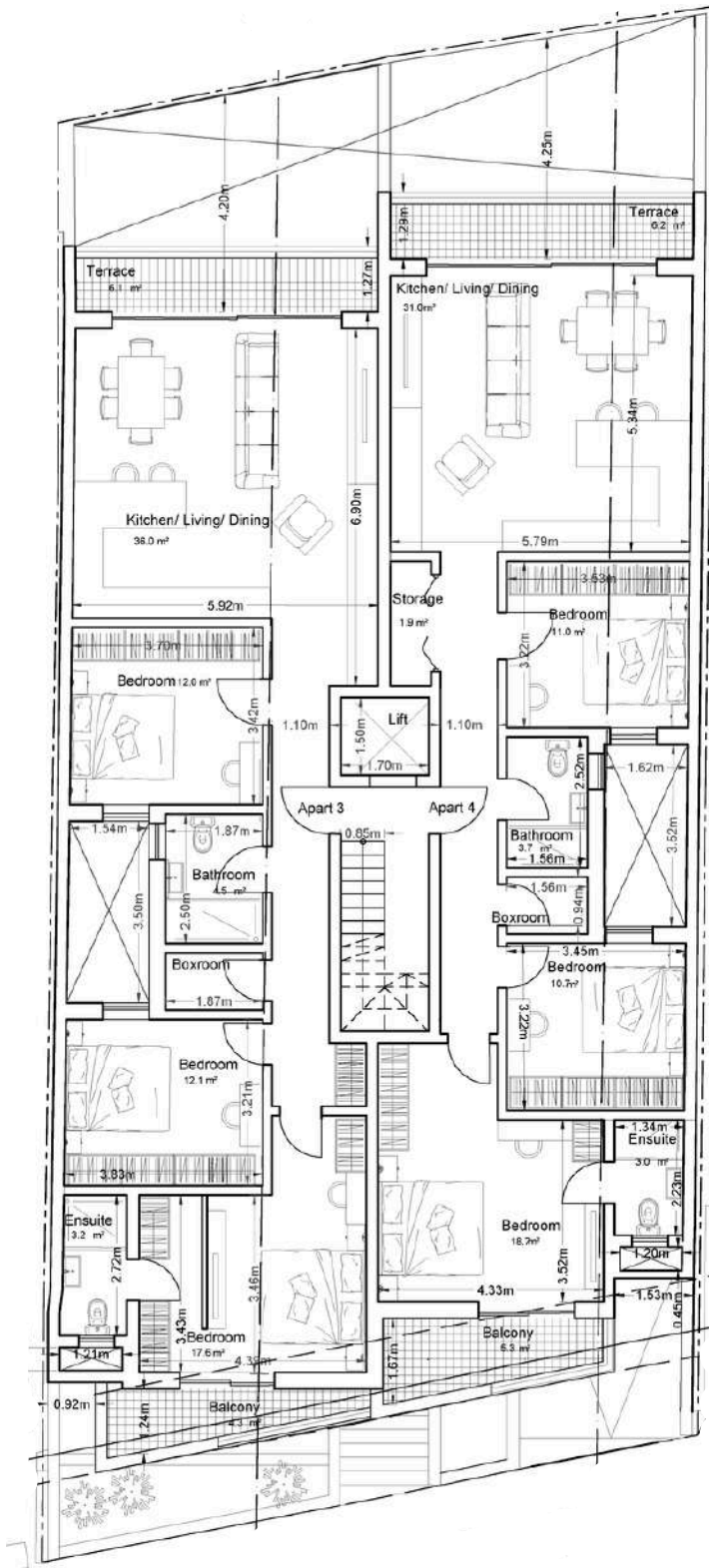
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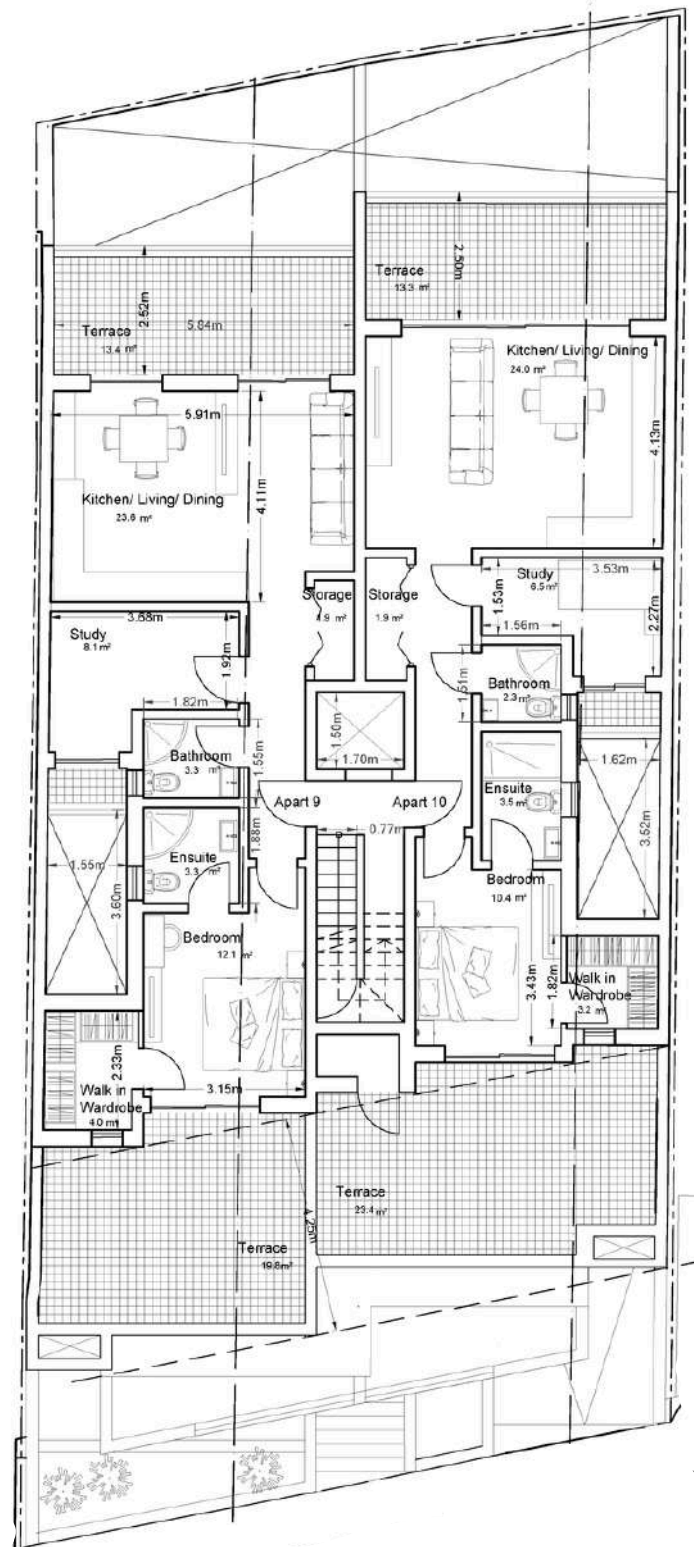
REFINED INTERIORS



PROPOSED PLANS

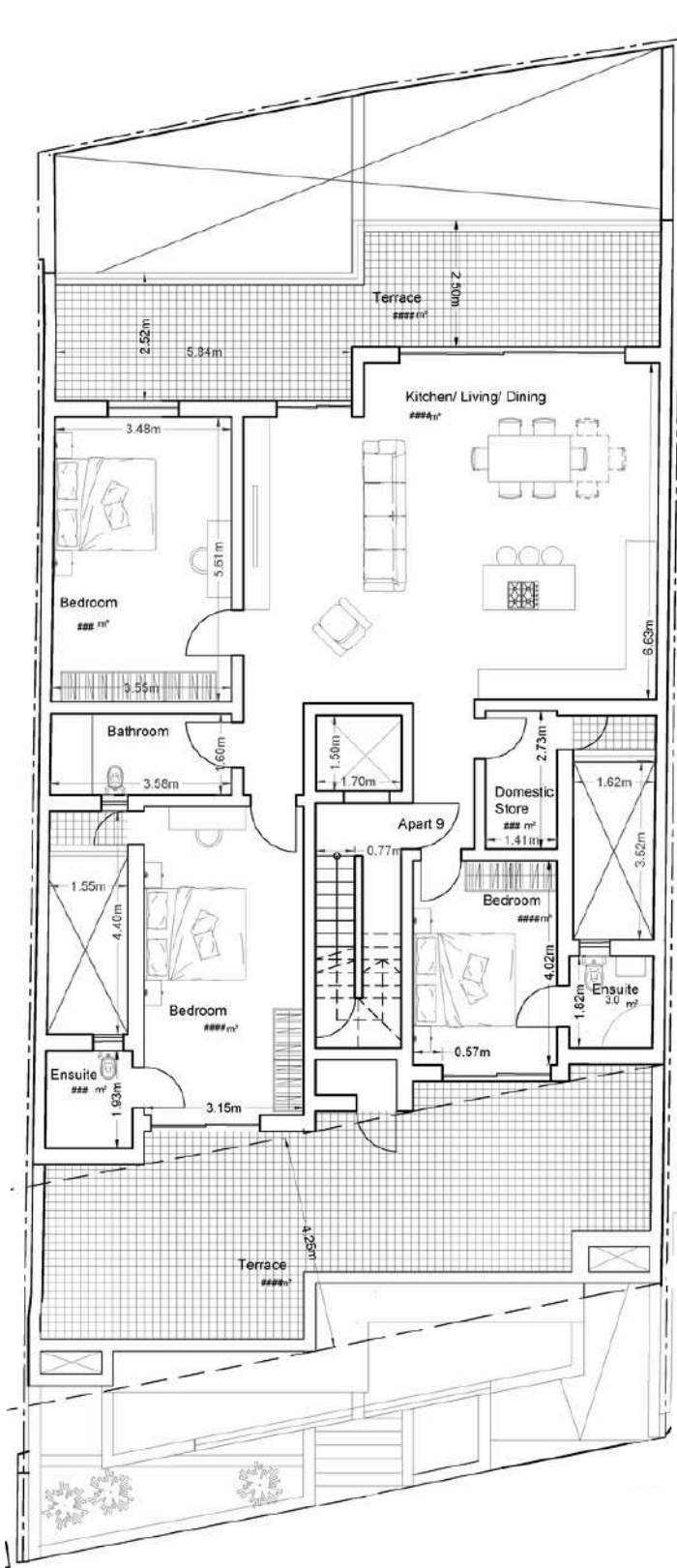


TYPICAL FLOOR PLAN

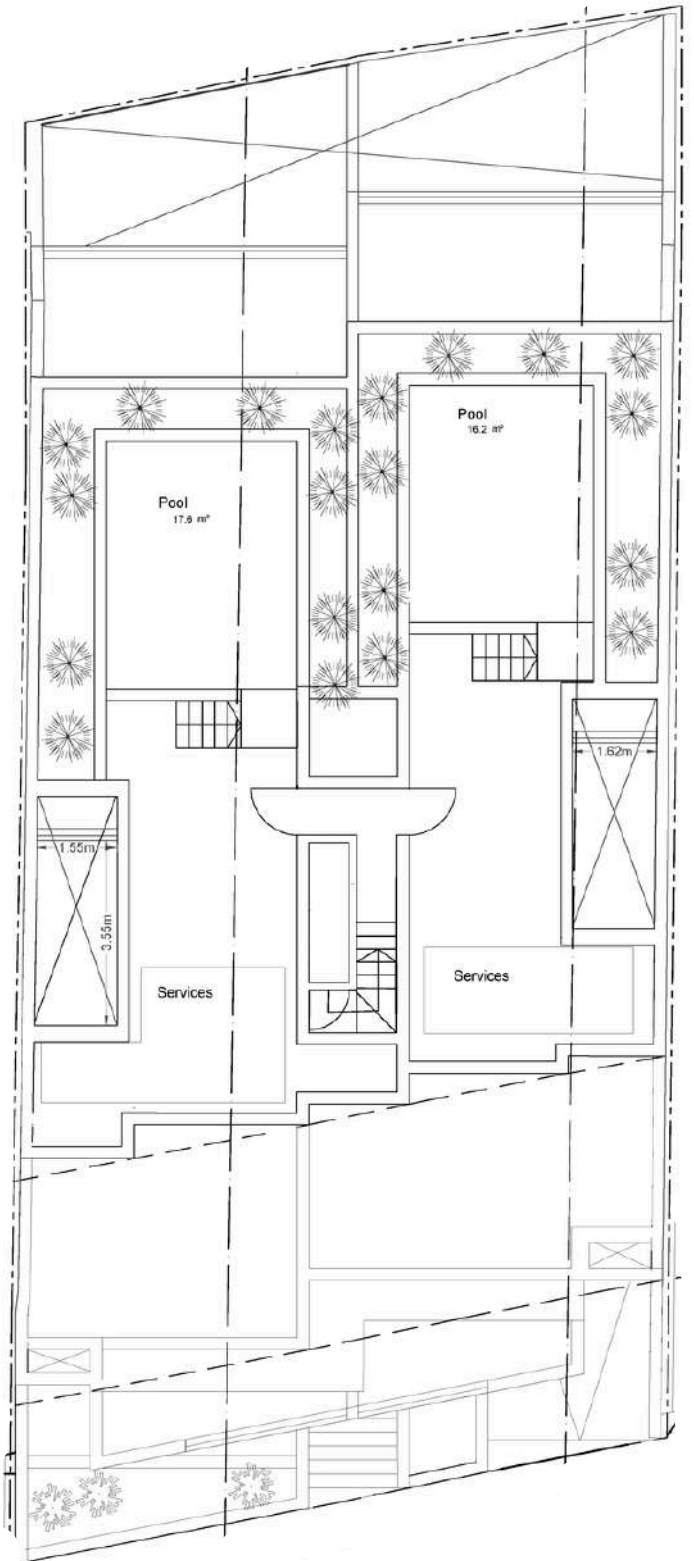


PENTHOUSE FLOOR

PROPOSED PLANS



PENTHOUSE FLOOR



ROOF TOP TERRACE

KAPPARA - CAPITAL VIEW

PRICE

APARTMENTS

PROPERTY TYPE	LEVEL	BEDROOMS	PRICE €	AVAILABILITY
APARTMENT 1 INTERNAL AREA 112sqm EXTERNAL AREA 40sqm TOTAL AREA 152sqm	1	2	€525.000	
APARTMENT 2 INTERNAL AREA 102sqm EXTERNAL AREA 32sqm TOTAL AREA 134sqm	1	2	€520.000	
APARTMENT 3 INTERNAL AREA 115sqm EXTERNAL AREA 12sqm TOTAL AREA 127sqm	2	3	€520.000	
APARTMENT 4 INTERNAL AREA 111sqm EXTERNAL AREA 12sqm TOTAL AREA 123sqm	2	3	€515.000	
APARTMENT 5 INTERNAL AREA 115sqm EXTERNAL AREA 12sqm TOTAL AREA 127sqm	3	3	SOLD	SOLD
APARTMENT 6 INTERNAL AREA 111sqm EXTERNAL AREA 12sqm TOTAL AREA 123sqm	3	2	SOLD	SOLD
APARTMENT 7 INTERNAL AREA 115sqm EXTERNAL AREA 12sqm TOTAL AREA 127sqm	4	3	SOLD	SOLD
APARTMENT 8 INTERNAL AREA 111sqm EXTERNAL AREA 12sqm TOTAL AREA 123sqm	4	3	SOLD	SOLD

KAPPARA - CAPITAL VIEW

PRICE

APARTMENTS				
PROPERTY TYPE	LEVEL	CARS	PRICE €	AVAILABILITY
APARTMENT 9 INTERNAL AREA 76sqm EXTERNAL AREA 39sqm TOTAL AREA 115sqm	5	1	SOLD	SOLD
APARTMENT 10 INTERNAL AREA 73sqm EXTERNAL AREA 38sqm TOTAL AREA 111sqm	5	1	SOLD	SOLD

GARAGE				
PROPERTY TYPE	LEVEL	CARS	PRICE €	AVAILABILITY
Garage 1	-1	3	SOLD	
Garage 2	-1	1,5	SOLD	SOLD
Garage 3	-1	1	€60.000	
Garage 4	-1	1	SOLD	SOLD
Garage 5	-1	1	SOLD	SOLD
Garage 6	-1	1,5	€65.000	

INTERNAL FINISHING SPECIFICATIONS

ELECTIRICAL INSTALLATION

- Modern 40A consumer unit with surge protection.
- Pre-installed air-conditioning points.
- TV & telephone points in main living areas.
- Intercom systems connected to main entrance,

PLUMBING AND WATER SYSTEMS

- 500L private water tank.
- Hot and cold water points to kitchen.
- Washing machine & dishwasher connections.
- AC condensate drainage system.
- Rainwater run off system in terraces.

INTERNAL FINISHES

- Full gypsum plastering throughout.
- Two coats of premium white water-based paint.
- Self-levelling screed ready for tiling.

FLOORING

- Choice of 5 internal floor tiles of 120cm x 60cm,
- Choice of 3 external tiles of 30cm x 60cm.
- Waterproofed balconies and terraces,

INTERNAL FINISHING SPECIFICATIONS

APERTURES AND DOORS

- Aluminium double-glazed apertures.
- Main entrance door supplied by vendor.
- Balcony railings in aluminium and/or glass.

COMMON AREAS

- Passenger lift from the basement to the penthouse.
- Finished staircase and entrance hall.
- Emergency lighting in common areas.
- Remote-controlled main garage gate (1 remote per unit)



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