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WATAR COURT
TA' XBIEX

TRIQ IL-WATAR

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WATAR COURT

MODERN LIVING JUST MOMENTS AWAY FROM THE MARINA

Watar Court is a contemporary residential development in the highly sought-after area of Ta' Xbiex, positioned just 350 meters from the vibrant Marina and its array of cafés, restaurants, and waterfront promenades. Designed for modern lifestyles, this exclusive collection offers a selection of spacious two-bedroom apartments and a luxurious three-bedroom duplex penthouse, blending comfort, elegance, and practically in one of Malta's most prestigious neighborhoods.

Each residence is thoughtfully designed with open-plan living spaces that maximise natural light and create a seamless flow between kitchen, dining, and lounge areas. High-quality finishes and intelligent layouts ensure both style and functionality, while the prime location places everyday amenities, business hubs, and leisure sport with easy reach. **Watar Court** presents an exceptional opportunity for refined urban living in a prime coastal setting.

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ELEVATED LIVING IN A PRIME ADDRESS

TA' XBIEX

Positioned along one of Malta's sought-after coastal addresses, Ta' Xbiex offers an exclusive yet peaceful residential environment, boasting spectacular Marina views elegant properties, and a refined yet relaxed atmosphere. Renowned for its embassies, superyachts, and exceptional dining scenes.

AT THE HEART OF COASTAL LIVING

Located just moments away from the vibrant hubs of Sliema and Gżira, the property enjoys immediate access to a wide array of restaurants, cafés, retail outlets, and everyday amenities.

CONNECTIVITY TO MAJOR ROAD LINKS

Despite its tranquil waterfront character, the area provides seamless connectivity to Malta's man arterial roads, ensuring effortless travel to business districts, schools, and key destinations across the island.

PRIME AREA FOR INVESTMENT RETURNS

Ta' Xbiex presents outstanding appeal as both an exclusive residential address and a high-performing rental investment, supported by its diplomatic presence, and close proximity to Sliema, Gżira, and Valletta.

THE GARDENS

Ġnien il-Kunsill ta' l-Ewropa, located just a 5-minute walk away, features beautifully landscaped gardens and peaceful walking paths, offering a welcome escape from city life. With panoramic harbour views and impeccably maintained grounds, it provides the perfect setting for relaxation or a leisurely afternoon.

THE MARINA

Just a short two-minute walk to Ta' Xbiex Marina, ideal for embracing the waterfront lifestyle and enjoying everything the harbour has to offer.

MSIDA CREEK AND CHURCH

The beautiful Knisja Parrokkjali tal-Imsida, a striking architectural landmark at the heart of the community, is only an eight-minute walk away. Surrounded by charming streets and local cafés, it enhances the area's cultural character while adding to its everyday convenience.

MANUEL ISLAND

A pleasant 10-minute walk away, Manoel Island blends rich history with scenic waterfront beauty. Home to the iconic 18th-century Fort Manoel and tranquil harbour views, it's a peaceful retreat perfect for a leisurely stroll or quiet escape.

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Development in progress, and set for completion by December 2026.

Available from €395,000

ELEGANTLY FINISHED

excluding bathrooms and internal doors

TA' XBIEX

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PROPOSED FACADE

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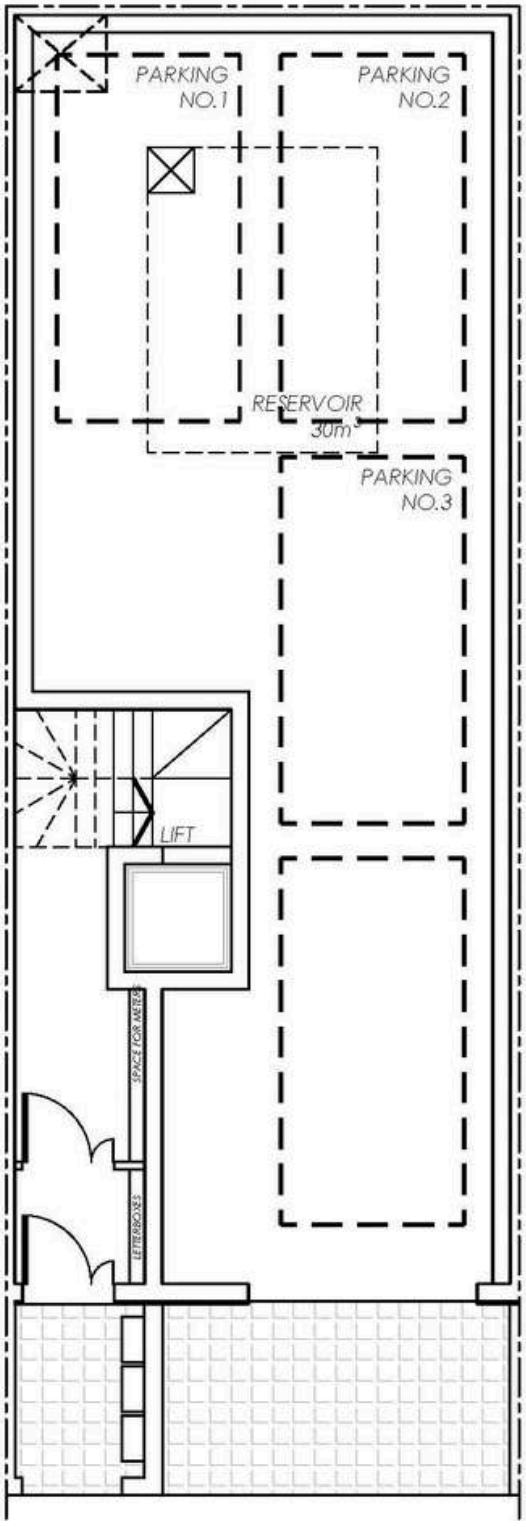
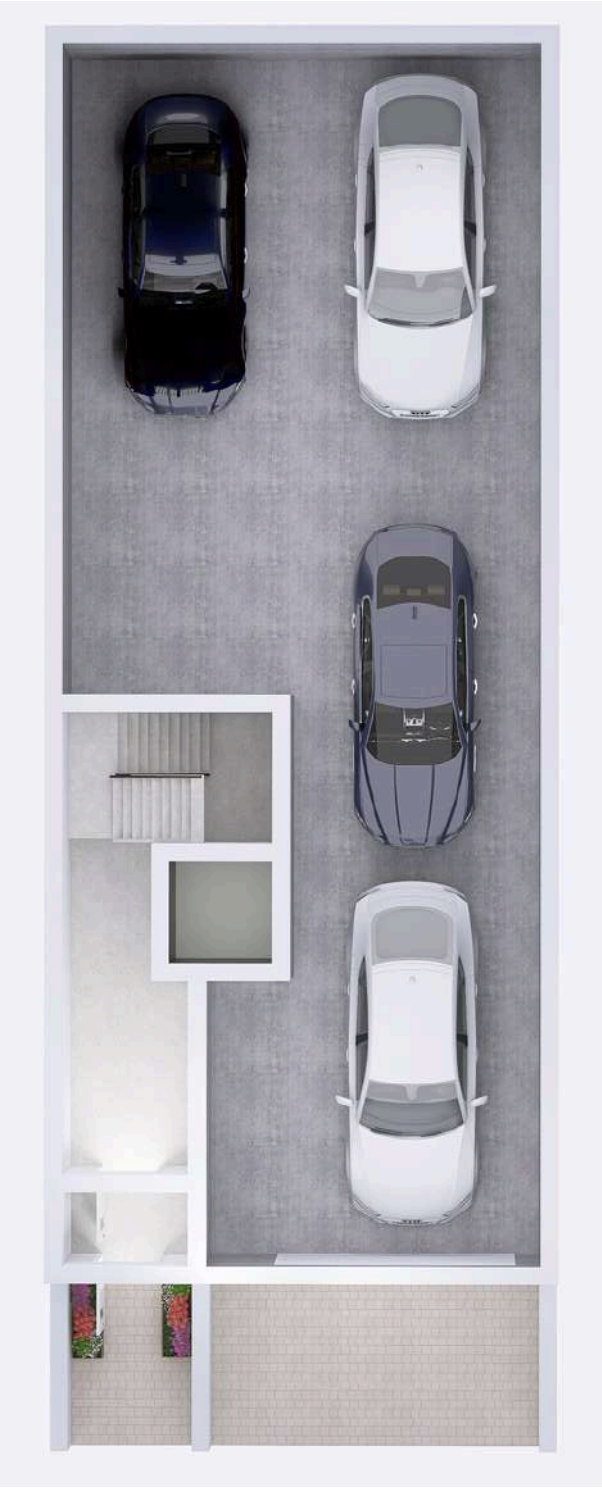
REFINED INTERIORS

REFINED INTERIORS

REFINED INTERIORS

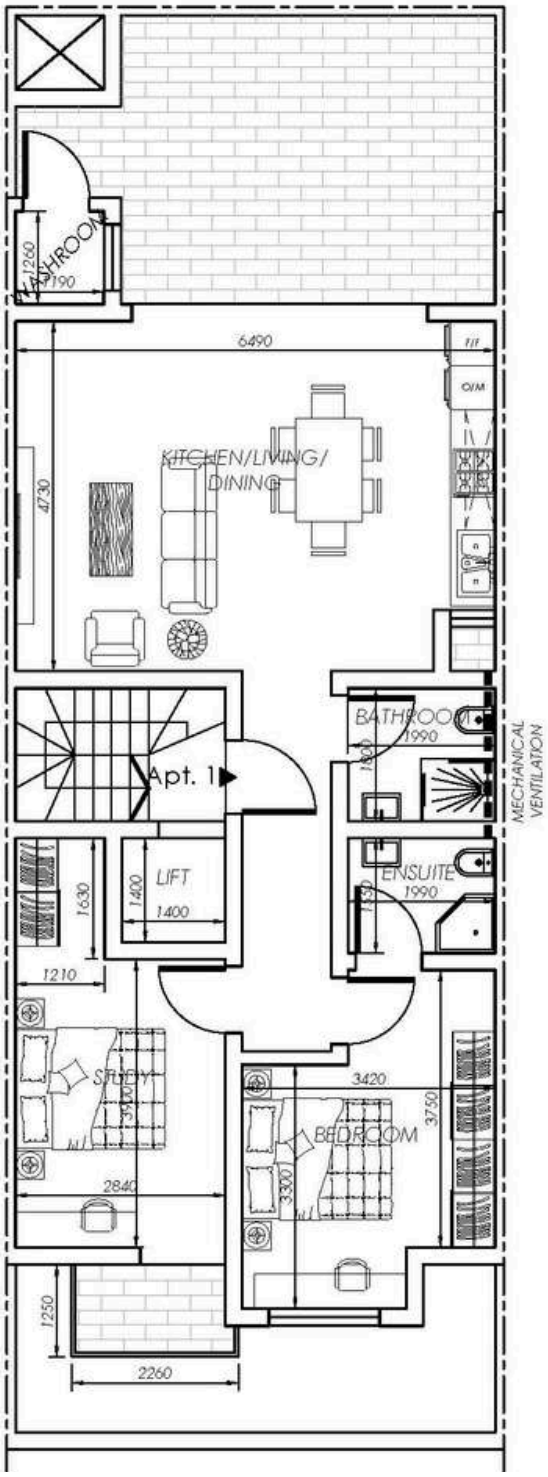
PROPOSED PLANS





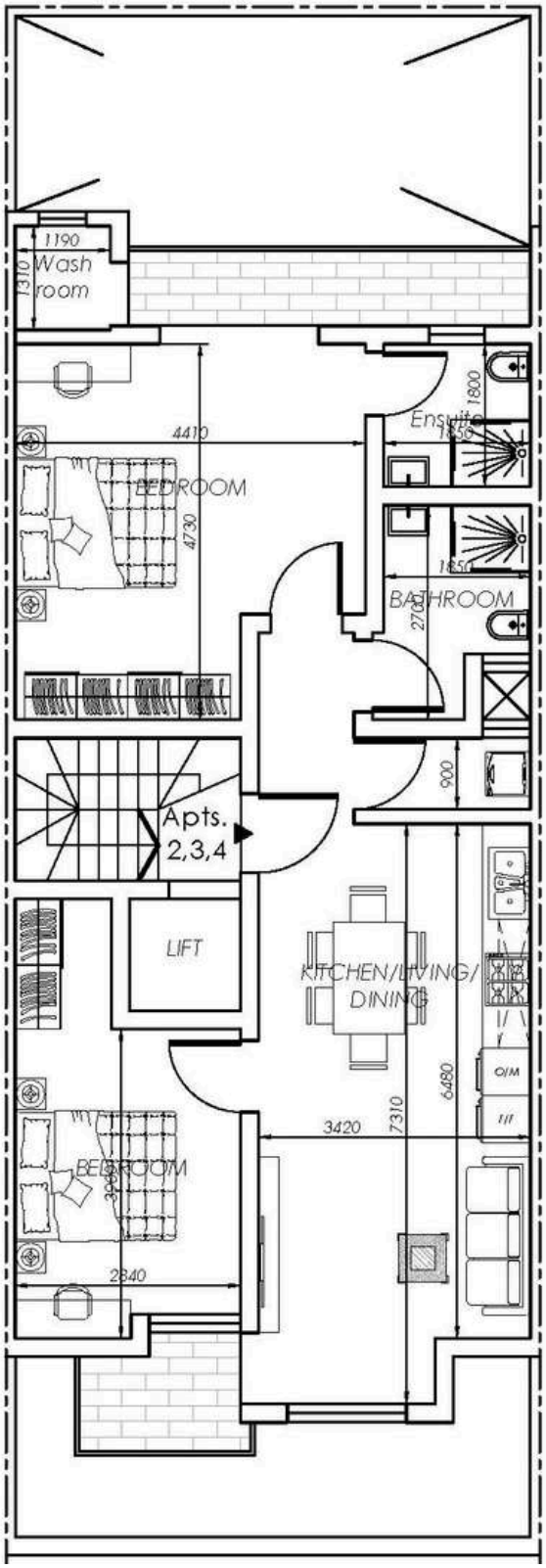
GARAGE FLOOR

PROPOSED PLANS



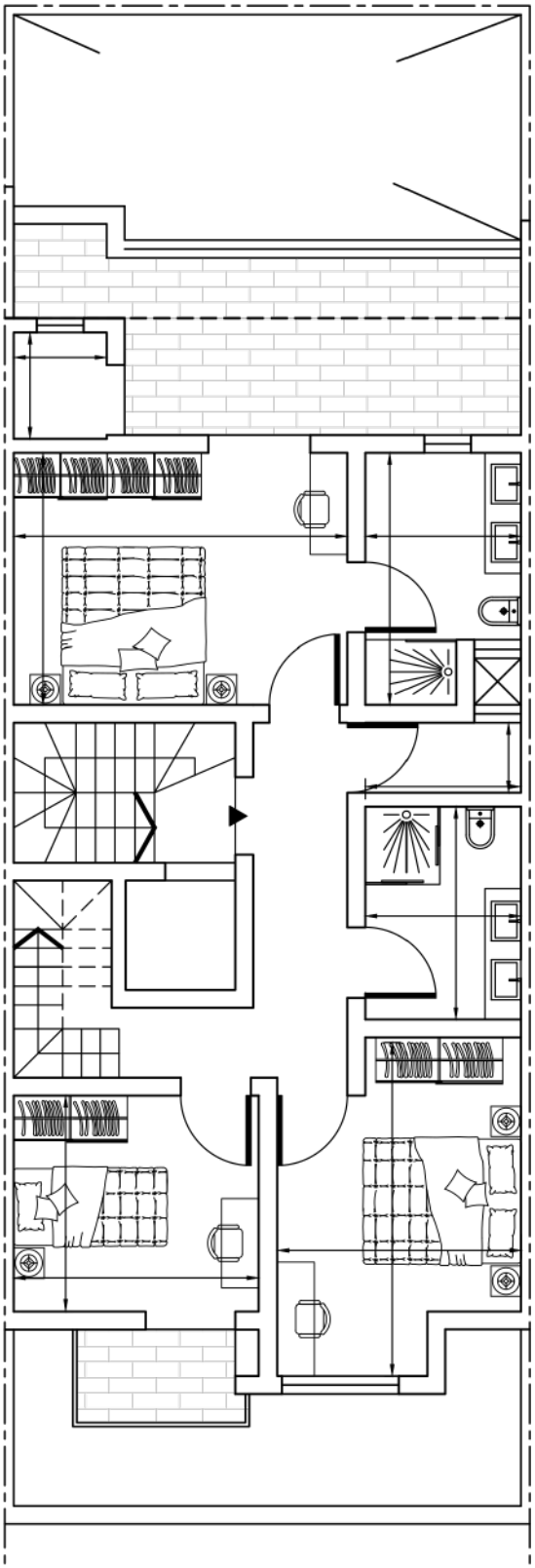
LEVEL 1

PROPOSED PLANS



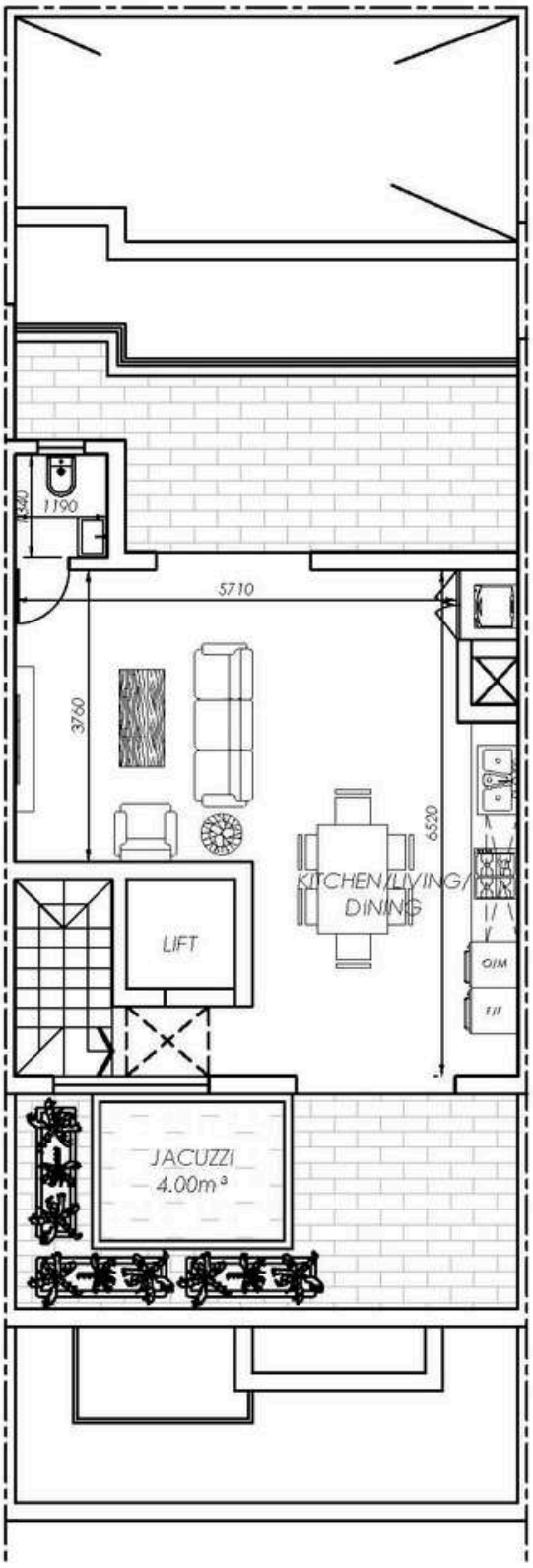
LEVEL 2-4

PROPOSED PLANS



LEVEL 5

PROPOSED PLANS



LEVEL 6

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TA' XBIEX - WATAR COURT

PRICE

APARTMENTS				
PROPERTY TYPE	LEVEL	BEDROOMS	PRICE €	AVAILABILITY
APARTMENT 1 INTERNAL AREA 82sqm EXTERNAL AREA 19sqm TOTAL AREA 101sqm	1	1	SOLD	SOLD
APARTMENT 2 INTERNAL AREA 81sqm EXTERNAL AREA 9sqm TOTAL AREA 90sqm	2	2	SOLD	SOLD
APARTMENT 3 INTERNAL AREA 81sqm EXTERNAL AREA 9sqm TOTAL AREA 90sqm	3	2	SOLD	SOLD
APARTMENT 4 INTERNAL AREA 81sqm EXTERNAL AREA 9sqm TOTAL AREA 90sqm	4	2	SOLD	SOLD
APARTMENT 5 INTERNAL AREA 113sqm EXTERNAL AREA 57sqm TOTAL AREA 170sqm	5&6	3	SOLD	SOLD

GARAGE				
PROPERTY TYPE	LEVEL	CARS	PRICE €	AVAILABILITY
Garage 1	0	4	€250,000	SOLD

INTERNAL FINISHING SPECIFICATIONS

ELECTIRICAL INSTALLATION

- 40A consumer unit with MCB's, RCD protection and over-voltage relay.
- Fully bonded earthing system.
- Lighting points throughout.
- Switched socket outlets (including external IP-rated outlets).
- Dedicated air-conditioning points.
- Cooker united and fused connection outlets.
- Tv, telephone and doorbell points.
- Audio intercom system with door release.
- Outdoor bulkhead light fittings on balconies.

PLUMBING & DRAINAGE INSTALLATION

- 500-litre water tank with ball valve.
- Hot and cold water system.
- Water points for kitchen sink, dishwasher and washing machine.
- Cold-water bib tap on terrace.
- Air-conditioning condensate drainage system.
- Rainwater runoff system to terraces.
- Foul water and rainwater vertical stacks as required.
- Proper drainage system in accordance with sanitary regulation

INTERNAL FINISHES

- Gypsum plastering to walls (three-coat system).
- Two coats of white water-based paint.

FLOORING AND TILING

- Supply and laying of internal floor tiles including skirting.
- Choice of internal and external tiles from vendor's selection.
- Waterproofing to balconies and terraces prior to tiling.
- Selection of grout colours available.

APERTURES

- Aluminium apertures with double glazing.
- Type and colour as selected by vendor.

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INTERNAL FINISHING SPECIFICATIONS

DOORS

- Main entrance door including handles and locks.
- Internal doors not included.

BATHROOMS

- Bathrooms not included.

WINDOW SILLS

- Marble, granite, travertine, resin or gres porcelin finish (or equivalent.)

COMMON AREA

- Finished and painted internal common walls.
- Decorative facade as per approved permits.
- Main entrance hall and staircases finished to standard.
- Passanger lift from ground to penthouse level.
- Property signage and letterboxes.
- Emergency lighting in common areas.

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