



ACE STUDIO Property Valuation Report

EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA,
ZEBBUG, MALTA

Prepared For

Mr. Joseph Cortis o.b.o Central Business Centres PLC (C65702) and S.M.W Cortis Ltd (C6728)

Prepared By

Perit Mauro Debono

14th August 2026



REFERENCE | A25088

INSPECTION DATE: **04.06.2025**

VALUATION DATE: **14.08.2026**

LOCATION: **EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS
C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA**

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INTRODUCTION

I, the undersigned Architect & Civil Engineer, have been requested by **Mr. Joseph Cortis** holder of ID card number 712056M o.b.o Central Business Centres PLC (C65702) and S.M.W Cortis Ltd (C6728) to inspect and evaluate the properties located at EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

I have prepared this valuation as an independent valuer. I confirm there is no conflict of interest in preparing this valuation report, since I, or my practice will not benefit from the valuation exercise other than the valuation fee. As a warranted architect in terms of section 7(3) of the architecture and civil engineering professionals (Periti) Act 1996, I have been involved in numerous valuations for private companies and for individual clients.

The following valuation assumptions have been made in determining the market value of the property:

- Location and accessibility
- Size
- Layout
- Quality of construction and finishes
- Market demand
- Tenure.

BASIS OF VALUATION

This report is based on a visual inspection of some of the subject properties carried out on site and relates to its general state. It is not intended as, or a substitute for a formal structural survey of the inspected property but is to be considered solely for valuation purposes. It is prepared for the exclusive use of the above-mentioned client.



This report has been prepared taking into consideration the RICS Valuation – Global Standards December 2024 (commonly known as the RICS Red Book Global Standards).

The adopted Market Value in accordance with the current Practice statement of the Valuation Standards is defined as:

‘Market value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.’

The valuation is valid at the date of inspection. It takes account of the condition of the property as indicated in this report. Fixtures and fittings are included in the valuation where applicable. No inquiries have been made regarding the actual or potential use of other property in the area that may have an effect on the value of the inspected properties. The title of the inspected properties has not been investigated.

The opinion of the undersigned with respect to the value of the properties is based upon the data of the valuation, a part of which was made available by the client. Valuations are not a prediction of price, nor a guarantee of value, and whilst the undersigned’s valuation is one which the undersigned considers both reasonable and defensible, different valuers may properly arrive at different opinions of value. Moreover, the value of properties are susceptible to change in economic conditions and it may therefore change over relatively short periods. The undersigned advises that no responsibility is accepted or implied to third parties to whom this valuation may be disclosed, with or without the undersigned’s consent.

In accordance with standard practice, neither the whole nor any part of this valuation nor any reference thereto, may be included in any published document without the undersigned’s prior written approval, except for the publication in full in the Central Business Centres PLC Prospectus.



PURPOSE OF VALUATION

This valuation is intended to arrive at the open market value of the properties in their present state in order to learn a fair and reasonable value which will be used for the inclusion with the Prospectus in accordance with Chapter 7 of the Capital Market Rules of the Malta Financial Services Authority.

DESCRIPTION OF THE PROPERTIES

A visual inspection was carried out on the 4th of June 2025. The perimeter of the properties were indicated by the Client and are shown on the approved plans in appendix 5 below. Moreover, access was provided to only a limited number of properties, as the client informed us that the remaining properties required for evaluation have similar finishes and layouts, as described below:

125, Santa Marija, Triq Santa Marija, Zebbug, Malta

From the approved plans, it was determined that the maisonette inspected has a total area of ca. 129m² and a gross internal area of ca. 92m². This property is located at ground floor level. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. This property is finished and in relatively good condition. No major structural defects were observed, less instances of dampness on painted walls due to water ingress. All services were installed and operational. Finishes include gypsum plastered and painted internal walls, ceramic floor tiles, white aluminium external apertures, timber main external door and internal flush doors. Bathroom floors and walls in ceramic tiles and white ceramic sanitary fittings. Premises also equipped with AC units in main habitable rooms. External walls on street façade cladded with travertine-like ceramic tiles. The property is accessed directly from the public road Triq Santa Marija.



Shop 1 (currently named 'Ten89 Gift Shop'), Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

From the approved plans, it was determined that the shop inspected has a total area of ca. 157m² and a gross internal area of ca. 94m². This property is located at ground floor level. The internal spaces include a shop space and an accessible bathroom. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted internal walls, gypsum board suspended ceiling, ceramic floor tiles, bathroom in white ceramic sanitary fittings. Premises also equipped with AC units. White aluminium external apertures and external façade walls clad in travertine-like ceramic tiles. Outdoor white painted, steel railing along front garden. No major structural defects were observed. All services were installed and operational. The property is accessed directly from both public roads Triq Santa Marija and Trejjet Leli Cortis.

Flat 2, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

This property was not accessible during inspection. From the approved plans, it was determined that the apartment has a total area of ca. 118m² and a gross internal area of ca. 101m². This property is located at first floor level. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. According to information provided by the client, this maisonette is finished similar to the accessed apartments internally numbered 11, 12 and 14. The common parts leading to the property is accessed directly from the public road Triq Santa Marija. The common parts were found to be in good condition, well maintained and serviced with a lift.



Flat 4, EM Mansions, Triq Mikielang Sapiano c/w Trejget Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

This property was not accessible during inspection. From the approved plans, it was determined that the apartment has a total area of ca. 104m² and a gross internal area of ca. 99m². This property is located at first floor level which can be accessed through both the common parts of the block as well as a private staircase directly from the public road Triq Mikielang Sapiano. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. According to information provided by the client, this maisonette is finished similar to the accessed apartments internally numbered 11, 12 and 14.

Flat 7, EM Mansions, Triq Mikielang Sapiano c/w Trejget Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

This property was not accessible during inspection. From the approved plans, it was determined that the apartment has a total area of ca. 121m² and a gross internal area of ca. 107m². This property is located at second floor level. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. The common parts leading to the property is accessed directly from the public road public road Triq Santa Marija. The common parts were found to be in good condition, well maintained and serviced with a lift. According to information provided by the client, this maisonette is finished similar to the accessed apartments internally numbered 11, 12 and 14.



Flat 8, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

This property was not accessible during inspection. From the approved plans, it was determined that the apartment has a total area of ca. 104m² and a gross internal area of ca. 99m². This property is located at second floor level. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. The common parts leading to the property is accessed directly from the public road public road Triq Santa Marija. The common parts were found to be in good condition, well maintained and serviced with a lift. According to information provided by the client, this maisonette is finished similar to the accessed apartments internally numbered 11, 12 and 14.

Flat 9, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

This property was not accessible during inspection. From the approved plans, it was determined that the apartment has a total area of ca. 128m² and a gross internal area of ca. 117m². This property is located at third floor level. The internal spaces include a kitchen, living, dining, three bedrooms, and two bathrooms. The common parts leading to the property is accessed directly from the public road public road Triq Santa Marija. The common parts were found to be in good condition, well maintained and serviced with a lift. According to information provided by the client, this maisonette is finished similar to the accessed apartments internally numbered 11, 12 and 14.



Flat 10, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

This property was not accessible during inspection. From the approved plans, it was determined that the apartment has a total area of ca. 118m² and a gross internal area of ca. 101m². This property is located at third floor level. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. The common parts leading to the property is accessed directly from the public road public road Triq Santa Marija. The common parts were found to be in good condition, well maintained and serviced with a lift. According to information provided by the client, this maisonette is finished similar to the accessed apartments internally numbered 11, 12 and 14.

Flat 11, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

From the approved plans, it was determined that the inspected apartment has a total area of ca. 121m² and a gross internal area of ca. 107m². This property is located at third floor level. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. This property is finished and in relatively good condition. No major structural defects were observed. All services were installed and operational. Finishes include gypsum plastered and painted internal walls, ceramic floor tiles, white aluminium external apertures, timber main external door and internal flush doors. Bathroom floors and walls in ceramic tiles and white ceramic sanitary fittings. Premises also equipped with AC units in main habitable rooms. External walls on street façade cladded with travertine-like ceramic tiles. White painted steel balcony railings. The common parts leading to the property is accessed directly from the public road public road Triq Santa Marija. These were found to be in good condition, well maintained and serviced with a lift.



Flat 12, EM Mansions, Triq Mikielang Sapiano c/w Trejget Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

From the approved plans, it was determined that the inspected apartment has a total area of ca. 104m² and a gross internal area of ca. 99m². This property is located at third floor level. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. This property is finished and in relatively good condition. No major structural defects were observed. All services were installed and operational. Finishes include gypsum plastered and painted internal walls, ceramic floor tiles, white aluminium external apertures, timber main external door and internal flush doors. Bathroom floors and walls in ceramic tiles and white ceramic sanitary fittings. Premises also equipped with AC units in main habitable rooms. External walls on street façade cladded with travertine-like ceramic tiles. White painted steel balcony railings. The common parts leading to the property is accessed directly from the public road public road Triq Santa Marija. These were found to be in good condition, well maintained and serviced with a lift.

Flat 14, EM Mansions, Triq Mikielang Sapiano c/w Trejget Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

From the approved plans, it was determined that the inspected apartment has a total area of ca. 195m² and a gross internal area of ca. 96m². This property is located at fourth floor level and has ownership of roof and airspace. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. This property is finished and in relatively good condition. No major structural defects were observed. All services were installed and operational. Finishes include gypsum plastered and painted internal walls, ceramic floor tiles, white aluminium external apertures, timber main external door and internal flush doors. Bathroom floors and walls in ceramic tiles and white ceramic sanitary fittings. Premises also equipped with AC units in main habitable rooms. External walls on street façade cladded with travertine-like ceramic tiles. The common parts leading to the property is accessed directly



from the public road public road Triq Santa Marija. These were found to be in good condition, well maintained and serviced with a lift.

Flat 15, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

This property was not accessible during inspection. From the approved plans, it was determined that the penthouse has a total area of ca. 206m² and a gross internal area of ca. 108m². This property is located at fourth floor level and has ownership of roof and airspace. The internal spaces include a kitchen, living, dining, two bedrooms, and two bathrooms. The common parts leading to the property is accessed directly from the public road public road Triq Santa Marija. The common parts were found to be in good condition, well maintained and serviced with a lift. According to information provided by the client, this penthouse is finished similar to the accessed apartments internally numbered 11, 12 and 14.

Garage 1, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

It was determined that the inspected garage has a total area of ca. 85m². This property is located at basement level. The internal space includes a one car garage and ample storage space. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. No garage door was installed with this particular property, just the main sectional garage door providing access from the street to the common driveway was installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.



Garage 2, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

It was determined that the inspected garage has a total area of ca. 19m². This property is located at basement level. The internal space includes a one car garage. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. No garage door was installed with this particular property, just the main sectional garage door providing access from the street to the common driveway was installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.

Garage 3, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

It was determined that the inspected garage has a total area of ca. 19m². This property is located at basement level. The internal space includes a one car garage. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. No garage door was installed with this particular property, just the main sectional garage door providing access from the street to the common driveway was installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.



Garage 4, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

It was determined that the inspected garage has a total area of ca. 19m². This property is located at basement level. The internal space includes a one car garage. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. No garage door was installed with this particular property, just the main sectional garage door providing access from the street to the common driveway was installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.

Garage 9, EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

It was determined that the inspected garage has a total area of ca. 22m². This property is located at basement level. The internal space includes a one car garage. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. No garage door was installed with this particular property, just the main sectional garage door providing access from the street to the common driveway was installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.



Garage 10, EM Mansions, Triq Mikielang Sapiano c/w Trejget Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

It was determined that the inspected garage has a total area of ca. 24m². This property is located at basement level. The internal space includes a one car garage. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. No garage door was installed with this particular property, just the main sectional garage door providing access from the street to the common driveway was installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.

Garage 11, EM Mansions, Triq Mikielang Sapiano c/w Trejget Leli Cortis c/w Triq Santa Marija, Zebbug, Malta

It was determined that the inspected garage has a total area of ca. 35m². This property is located at basement level. The internal space include a one car garage. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. No garage door was installed with this particular property, just the main sectional garage door providing access from the street to the common driveway was installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.

Garage 12, EM Mansions, Triq Mikielang Sapiano c/w Trejget Leli Cortis c/w Triq Santa Marija, Zebbug, Malta



It was determined that the inspected garage has a total area of ca. 19m². This property is located at basement level. The internal space does not allow for a normal sized car to park, ie. The minimum parking space dimensions, as requested by the DC15 of 2.4m by 4.8m does not fit within the garage. Only small cars or motorbikes and other domestic storage can be placed within this space. This property is finished and in relatively good condition. Finishes include gypsum plastered and painted walls, power floated concrete floor. A steel garage door is installed. No major structural defects were observed. Services that were installed were operational. The property is accessed directly from the public road Triq Mikielang Sapiano.



According to the South Malta Local Plan, the properties are located within the residential area of Zebbug. For ease of reference, Map ZG1 is attached in Appendix 5. Relevant permits were identified via the PA Mapserver, specifically the original permit PA/3111/10 and other permits - PA/5925/16, PA/10599/18, PA/1673/22, PA/7227/23, and PA/4972/24. The properties that were inspected conform with an approved permit mentioned. For the properties that were not inspected, the client has informed us that these also conform with the same approved permit.

This apartment block was constructed between 6 to 7 years ago. It has been built to the maximum height limitation to today's policies; therefore, no additional floors may be constructed.

The client has informed me and confirmed that the properties are freehold and free and unencumbered from any debts and liabilities. Moreover, the client has advised me that the properties are rented to third parties on an annual basis, generating a net annual rent of €155,400.

To my knowledge, there are no registered mortgages and privileges and other charges, emphyteutic concessions, easements and other burden. Also, to my knowledge, all matters considered relevant in this valuation have been included, and no other matter that may materially affect the property has been disregarded.



VALUATION

The estimated market value of the properties at EM Mansions, Triq Mikielang Sapiano c/w Trejjet Leli Cortis c/w Triq Santa Marija, Żebbuġ has been determined using the market value approach. Further to the above assumptions and characteristics of the properties, the current state of the properties was taken into consideration in obtaining the market value.

<i>ADDRESS OF PROPERTY</i>	<i>ESTIMATED MARKET VALUE</i>
125, SANTA MARIJA, TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 135M ² – FLOOR: GROUND FLOOR LEVEL	€ 260,000 Two Hundred Sixty Thousand Euro.
SHOP 1 (CURRENTLY NAMED ‘TEN89 GIFT SHOP’), TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 157M ² – FLOOR: GROUND FLOOR LEVEL	€ 280,000 Two Hundred Eighty Thousand Euro.
FLAT 2, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 118M ² – FLOOR: FIRST FLOOR LEVEL	€ 250,000 Two Hundred Fifty Thousand Euro.
FLAT 4, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 104M ² – FLOOR: FIRST FLOOR LEVEL	€ 240,000 Two Hundred Forty Thousand Euro.
FLAT 7, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 121M ² – FLOOR: SECOND FLOOR LEVEL	€ 250,000 Two Hundred Fifty Thousand Euro.
FLAT 8, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 104M ² – FLOOR: SECOND FLOOR LEVEL	€ 250,000 Two Hundred Fifty Thousand Euro.



FLAT 9, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 128M ² – FLOOR: THIRD FLOOR LEVEL	€ 300,000 Three Hundred Thousand Euro.
FLAT 10, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 118M ² – FLOOR: THIRD FLOOR LEVEL	€ 255,000 Two Hundred Fifty- Five Thousand Euro.
FLAT 11, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 121M ² – FLOOR: THIRD FLOOR LEVEL	€ 255,000 Two Hundred Fifty- Five Thousand Euro.
FLAT 12, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 104M ² – FLOOR: THIRD FLOOR LEVEL	€ 250,000 Two Hundred Fifty Thousand Euro.
FLAT 14, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 195M ² – FLOOR: FOURTH FLOOR LEVEL	€ 350,000 Three Hundred Fifty Thousand Euro.
FLAT 15, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 206M ² – FLOOR: FOURTH FLOOR LEVEL	€ 360,000 Three Hundred Sixty Thousand Euro.
GARAGE 1, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 85M ² – FLOOR: BASEMENT FLOOR LEVEL	€ 55,000 Fifty-Five Thousand Euro.
GARAGE 2, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 19M ² – FLOOR: BASEMENT FLOOR LEVEL	€ 30,000 Thirty Thousand Euro.
GARAGE 3, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA AREA: C.A 19M ² – FLOOR: BASEMENT FLOOR LEVEL	€ 30,000 Thirty Thousand Euro.



**GARAGE 4, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W
TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA**

AREA: C.A 19M² – FLOOR: BASEMENT FLOOR LEVEL

€ 30,000

Thirty Thousand Euro.

**GARAGE 9, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W
TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA**

AREA: C.A 22M² – FLOOR: BASEMENT FLOOR LEVEL

€ 35,000

**Thirty-Five Thousand
Euro.**

**GARAGE 10, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W
TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA**

AREA: C.A 24M² – FLOOR: BASEMENT FLOOR LEVEL

€ 35,000

**Thirty-Five Thousand
Euro.**

**GARAGE 11, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W
TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA**

AREA: C.A 35M² – FLOOR: BASEMENT FLOOR LEVEL

€ 40,000

Forty Thousand Euro.

**GARAGE 12, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W
TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA**

AREA: C.A 19M² – FLOOR: BASEMENT FLOOR LEVEL

€ 25,000

**Twenty-Five
Thousand Euro.**

Mauro Debono

Architect & Civil Engineer

B.Sc. (Hons) Built Environment Studies M.Eng. (Structural Engineering)



APPENDICES

1. SITE PLAN
2. SATELLITE IMAGE
3. LOCAL PLAN – ZEBBUG POLICY MAP ZG1
4. APPROVED PLANS – PA/10599/18
5. PHOTOGRAPHS

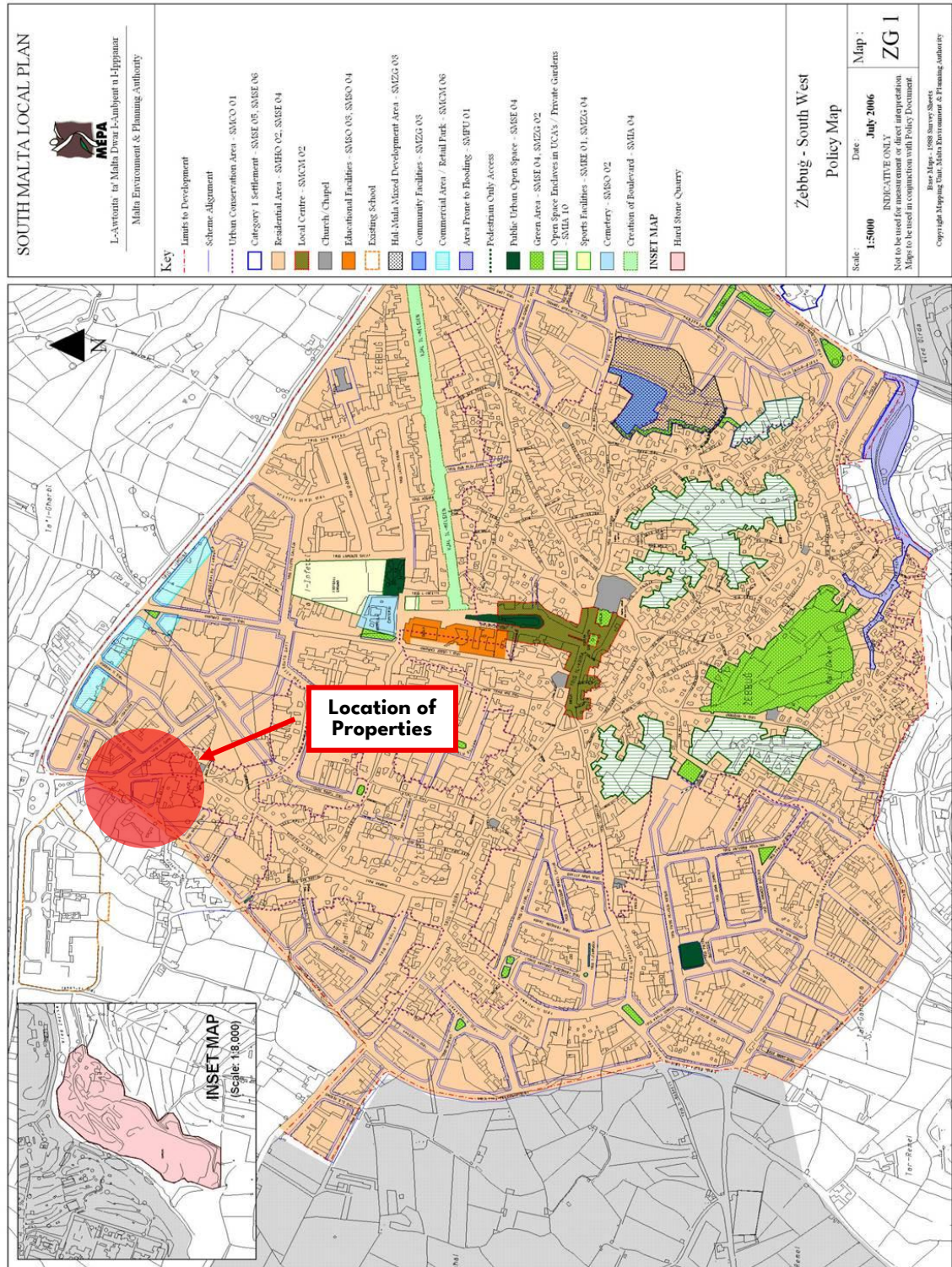


APPENDICES 2 – SATELLITE IMAGE



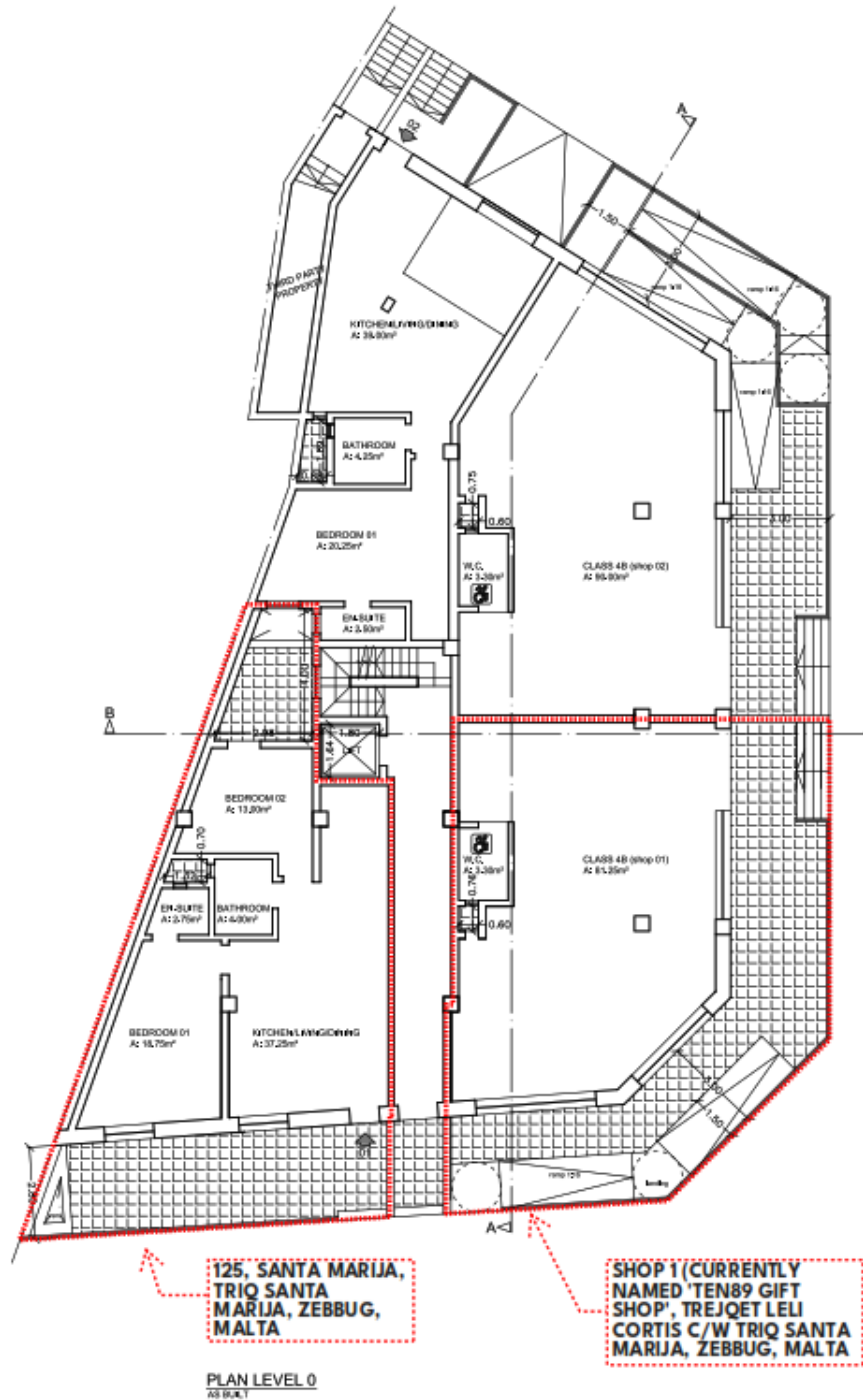


APPENDICES 3 – LOCAL PLAN



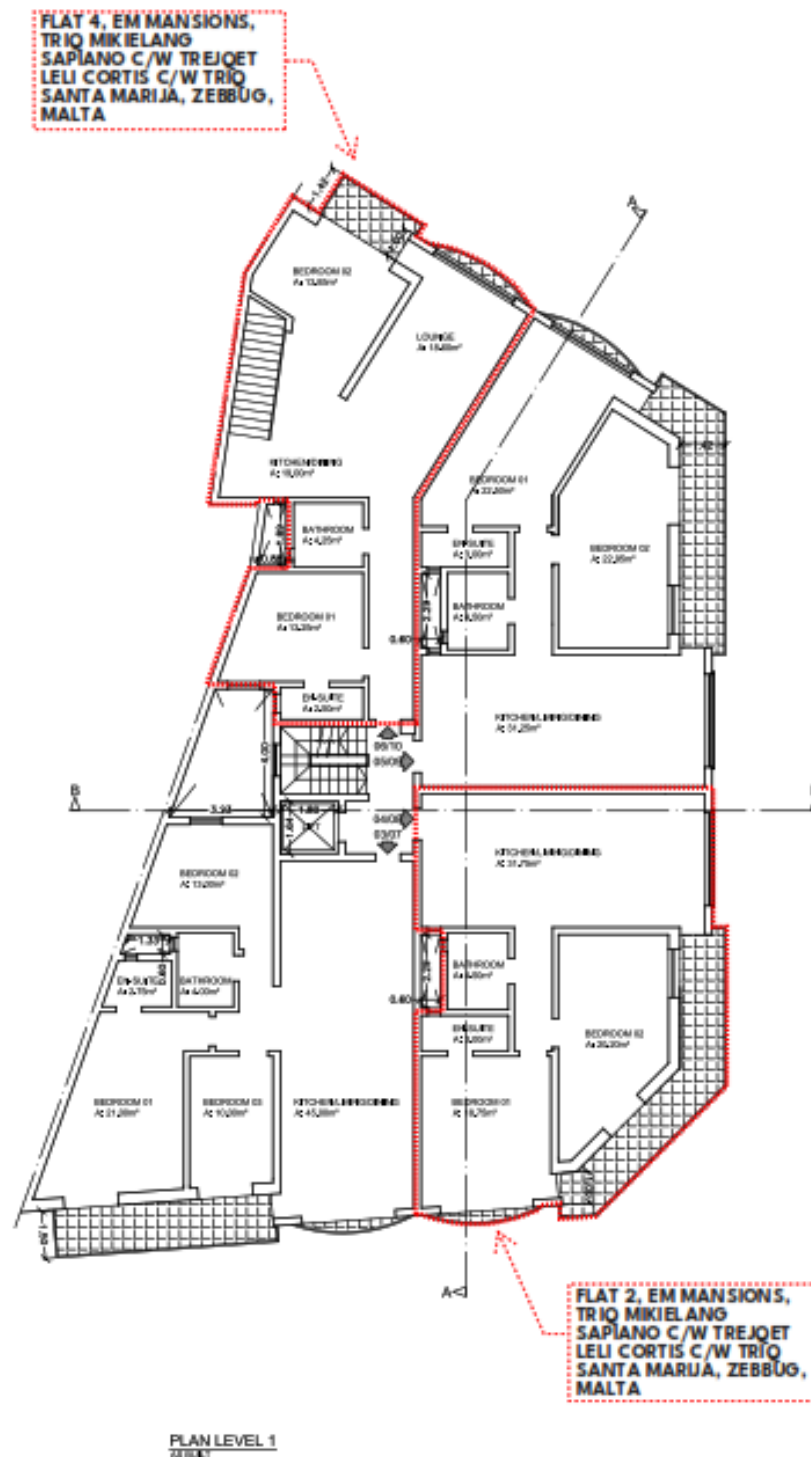


APPENDICES 5 – APPROVED PLANS (PA/10599/18) – NOT TO SCALE



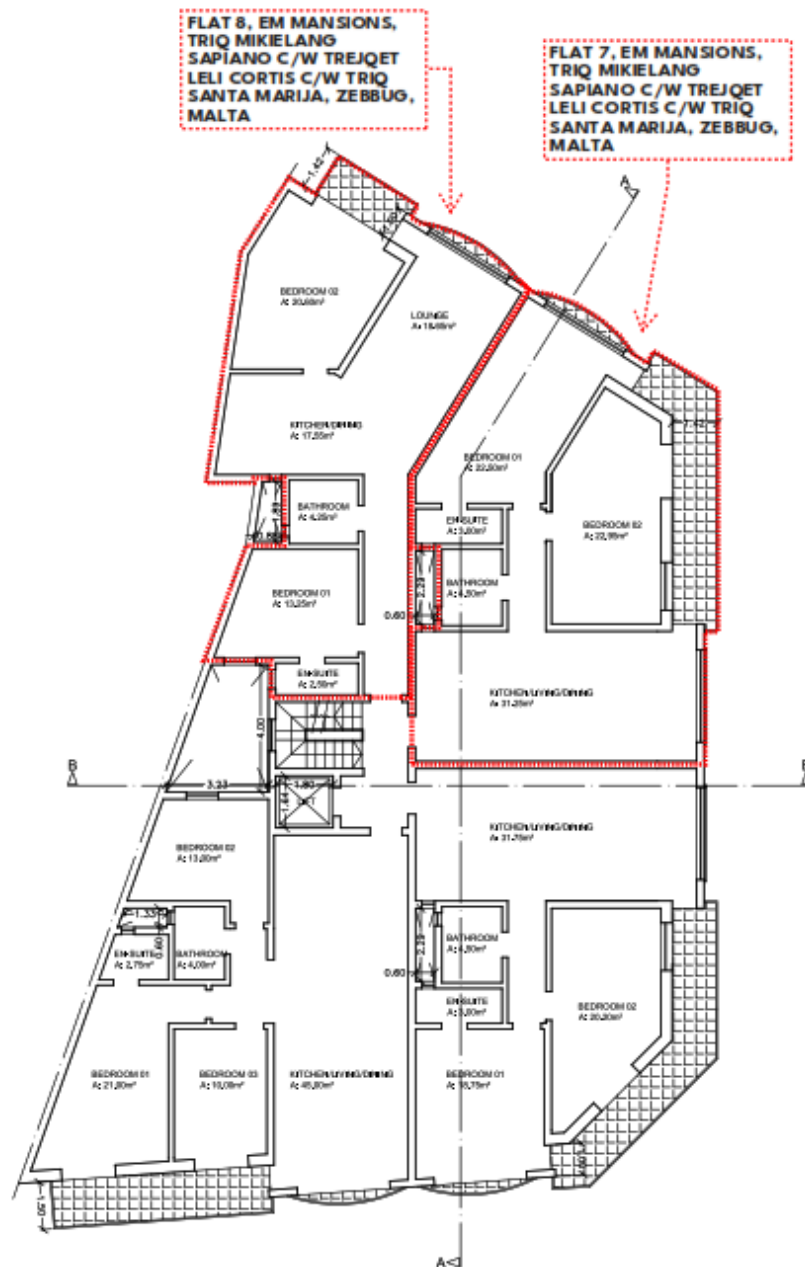


APPENDICES 5 – APPROVED PLANS (PA/10599/18) – NOT TO SCALE





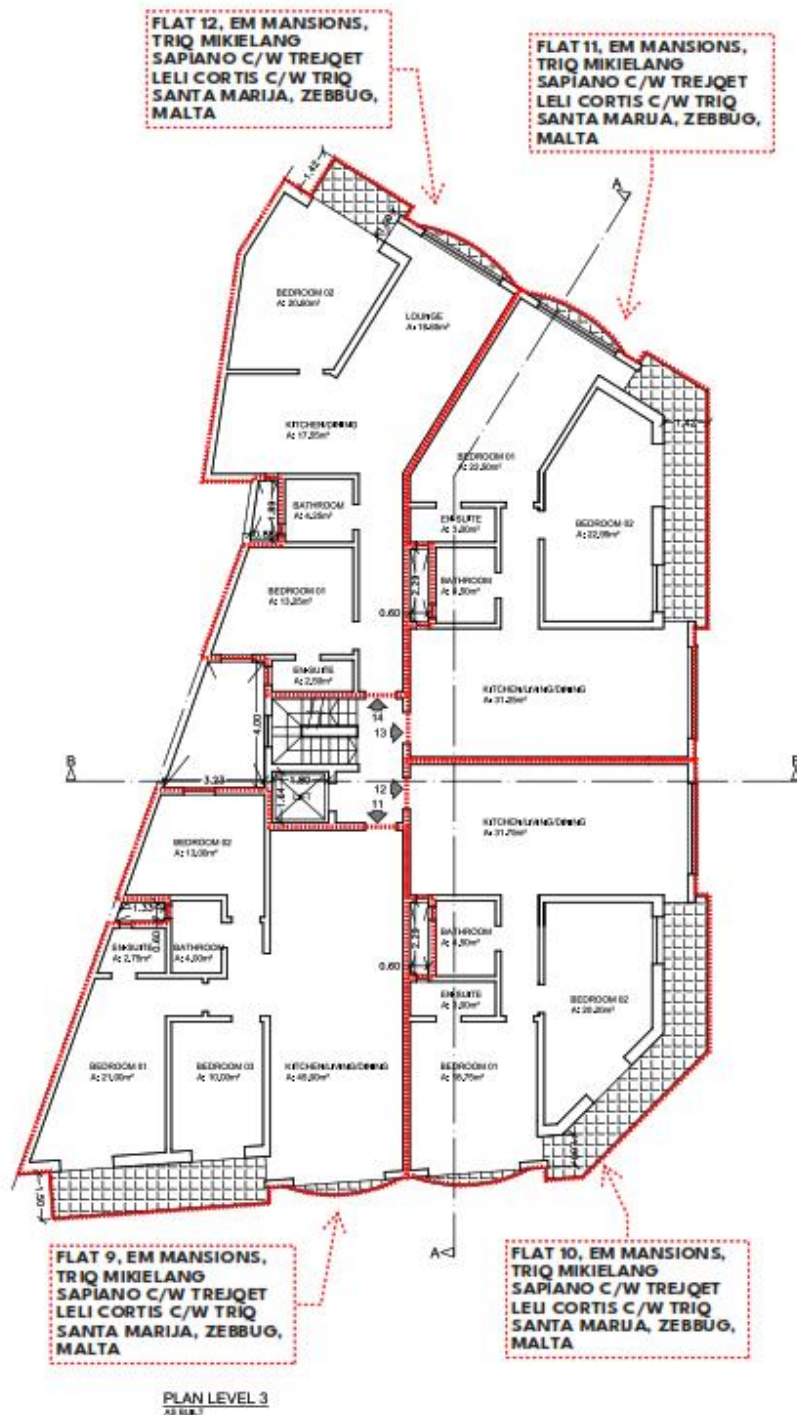
APPENDICES 5 – APPROVED PLANS (PA/10599/18) – NOT TO SCALE



PLAN LEVEL 2
AS SHOWN

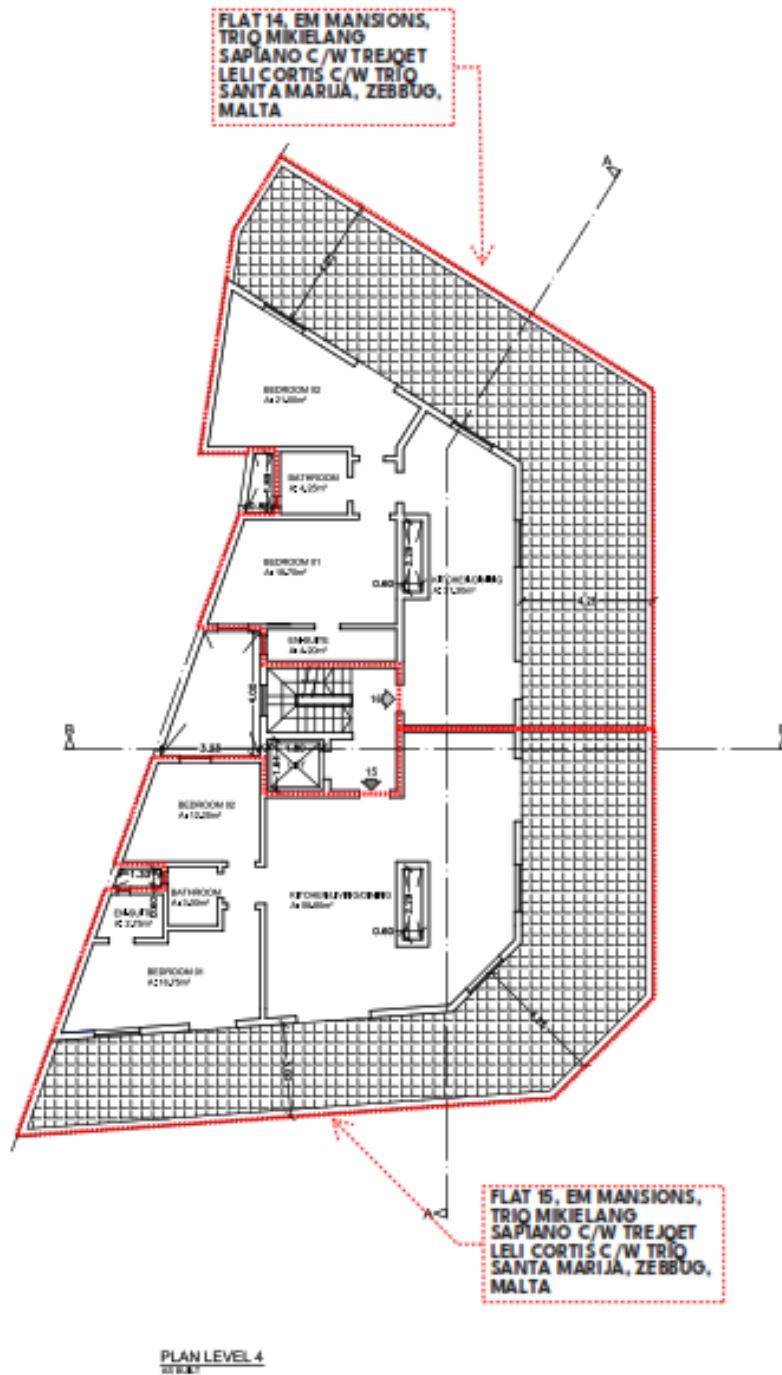


APPENDICES 5 – APPROVED PLANS (PA/10599/18) – NOT TO SCALE





APPENDICES 5 – APPROVED PLANS (PA/10599/18) – NOT TO SCALE





APPENDICES 6 – PHOTOGRAPHS

125, SANTA MARIJA, TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 1



Image 2



Image 3



Image 4



APPENDICES 6 – PHOTOGRAPHS

125, SANTA MARIJA, TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 5



Image 6



Image 7



Image 8



APPENDICES 6 – PHOTOGRAPHS

125, SANTA MARIJA, TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 9



Image 10



Image 11



Image 12



APPENDICES 6 – PHOTOGRAPHS

SHOP 1 (CURRENTLY NAMED ‘TEN89 GIFT SHOP’), TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 1



Image 2



Image 3



Image 4



APPENDICES 6 – PHOTOGRAPHS

SHOP 1 (CURRENTLY NAMED 'TEN89 GIFT SHOP'), TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 5



Image 6



Image 7



Image 8



APPENDICES 6 – PHOTOGRAPHS

FLAT 11, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 1



Image 2



Image 3



Image 4



APPENDICES 6 – PHOTOGRAPHS

FLAT 11, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 5



Image 6



Image 7



APPENDICES 6 – PHOTOGRAPHS

FLAT 12, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 1



Image 2



Image 3



Image 4



APPENDICES 6 – PHOTOGRAPHS

FLAT 12, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 5



Image 6



Image 7



Image 8



APPENDICES 6 – PHOTOGRAPHS

FLAT 12, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA

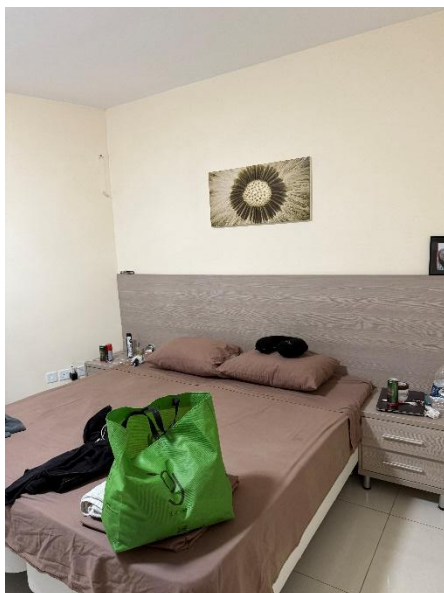


Image 9



Image 10



Image 11



Image 12



APPENDICES 6 – PHOTOGRAPHS

**FLAT 14, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ
SANTA MARIJA, ZEBBUG, MALTA**



Image 1



Image 2



Image 3



Image 4



APPENDICES 6 – PHOTOGRAPHS

FLAT 14, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 5



Image 6



Image 7



Image 8



APPENDICES 6 – PHOTOGRAPHS

FLAT 14, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 9



Image 10



Image 11



Image 12



APPENDICES 6 – PHOTOGRAPHS

GARAGES, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 1



Image 2



Image 3



Image 4



APPENDICES 6 – PHOTOGRAPHS

GARAGES, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 5



Image 6



Image 7



Image 8



APPENDICES 6 – PHOTOGRAPHS

GARAGES, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 9



Image 10



Image 11



Image 12



APPENDICES 6 – PHOTOGRAPHS

GARAGES, EM MANSIONS, TRIQ MIKIELANG SAPIANO C/W TREJQET LELI CORTIS C/W TRIQ SANTA MARIJA, ZEBBUG, MALTA



Image 13



Image 14



Image 15



Image 16