



TA' MARISK

OS Development



FAMILY FRIENDLY CONTEMPORARY DESIGN











24 properties in 2 separate blocks & garages/parking spaces on 2 basement levels.

Property is developed by OS Development. OS Development is a valuable and admired property development company with proven competencies in property development with a focus on design excellence.

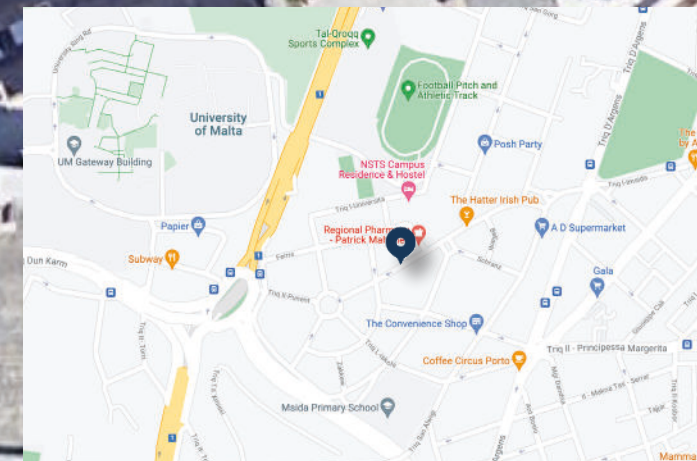
Location

Ta' Marisk is situated in a strategic, sought-after area in Msida, just minutes away from common amenities*. Property is within walking distance from the University of Malta, EY and Gzira waterfront.

AMENITIES

| | | |
|--|---------------------|---------|
|  | Bus Stop | 1 min |
|  | City Center | 4 mins |
|  | Shops (The Point) | 8 mins |
|  | Restaurants | 2 mins |
|  | Entertainment | 4 mins |
|  | University of Malta | 5 mins |
|  | Pharmacy | 1 min |
|  | Supermarket | 1 min |
|  | Beach | 6 mins |
|  | Airport | 18 mins |

*Timing above is only an estimate calculated on the bases that the person drives to said localities provided there are no delays.



FACADE VISUALS

Proposed renders





Elevations

Proposed plans


Elevations plan



Property Features

Duplex Maisonette

Property comprises of an open plan kitchen/living/dining, 2 bedrooms, 2 bathrooms, box room, wash room, games room and an internal yard with a possibility of a pool. Optional car spaces and garages also available.

- | | |
|--|---|
|  Kitchen/Living/Dining |  2 Bedrooms |
|  Games Room |  2 Bath |
|  Washroom |  Box room |
|  Stairs |  Internal Yard |
|  Car Spaces/Garages | |

Duplex Apartment

Property comprises of an open plan kitchen/living/dining, 4 bedrooms, 3 bathrooms, box room, and an internal yard with a possibility of a pool. Optional car spaces and garages also available. Property is served with lift.








- | | |
|--|---|
|  Kitchen/Living/Dining |  4 Bedrooms |
|  Lift |  3 Bath |
|  Stairs |  Box room |
|  Car Spaces/Garages |  Internal Yard |



Property Features



Apartments

Property comprises of an open plan kitchen/living/dining, 2 bedrooms, 2 bathrooms, box room, front and back balconies. Optional car spaces and garages also available. Property is served with lift.

- | | |
|---|--|
|  Kitchen/Living/Dining |  2 Bedrooms |
|  Lift |  2 Bath |
|  Front & Back Balconies |  Box room |
|  Car Spaces/Garages | |

Penthouses

Property comprises of an open plan kitchen/living/dining, 2 bedrooms, 2 bathrooms, box room, front terrace and back balcony. Optional car spaces and garages also available. Property is served with lift.

- | | |
|--|--|
|  Kitchen/Living/Dining |  2 Bedrooms |
|  Lift |  2 Bath |
|  Box Room |  Front Terrace |
|  Back Balcony |  Car Spaces/Garages |



Finishing List

Property will be sold including these finishes:

Shell internal finishes

External finishes

Lifts

Drainage preparation to main sewer

Rain water

Waterproofing (kontrabejt)

Garage painting

Common area lighting

Common area stairs

Plastering of common areas



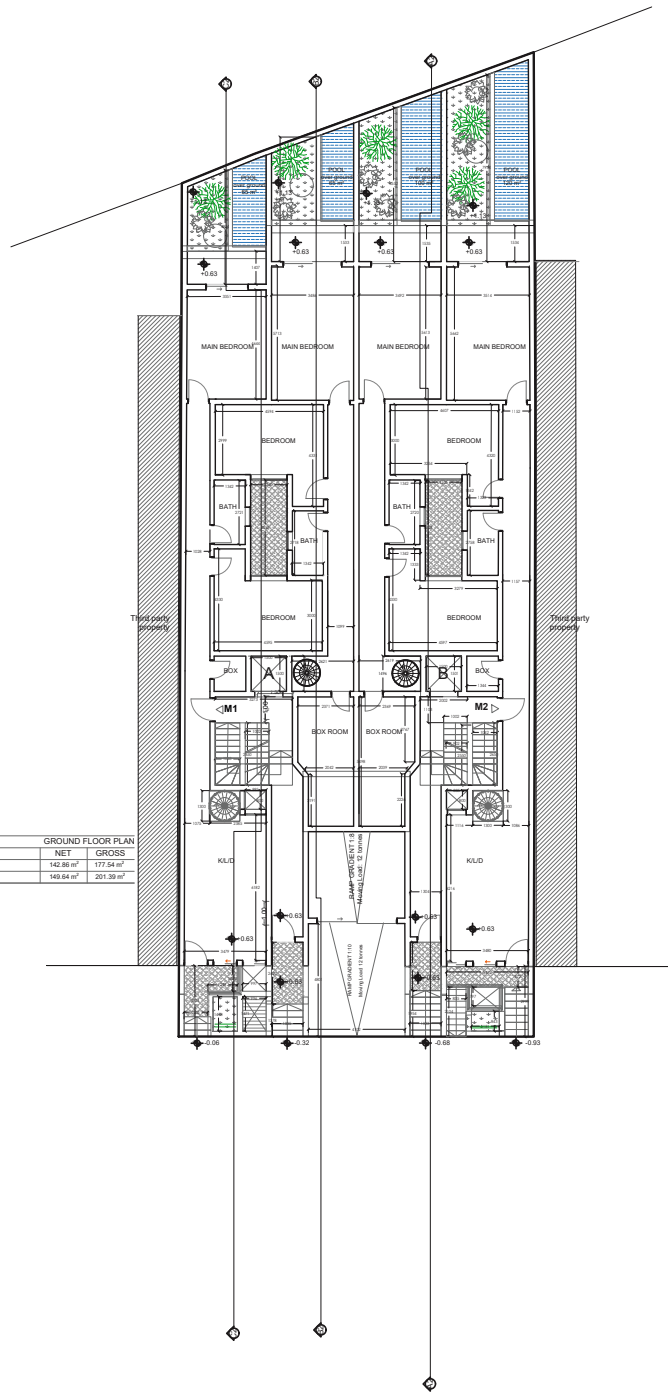
FLOOR PLANS

Proposed plans & sections

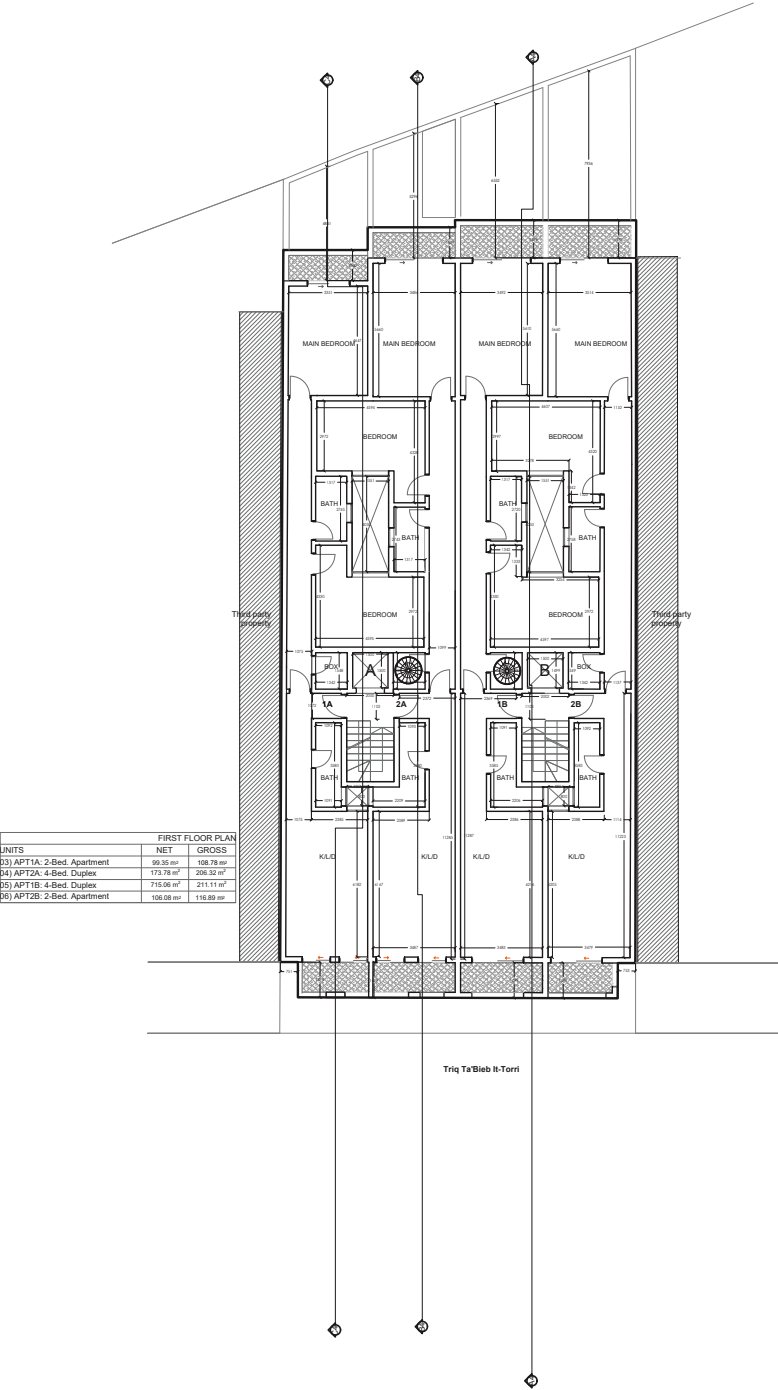
Ground floor plan

GROUND FLOOR PLAN

| UNITS | NET | GROSS |
|---------------------------|-----------------------|-----------------------|
| D1) M1: 2-Bed. Maisonette | 142.86 m ² | 177.54 m ² |
| D2) M2: 2-Bed. Maisonette | 149.84 m ² | 201.39 m ² |



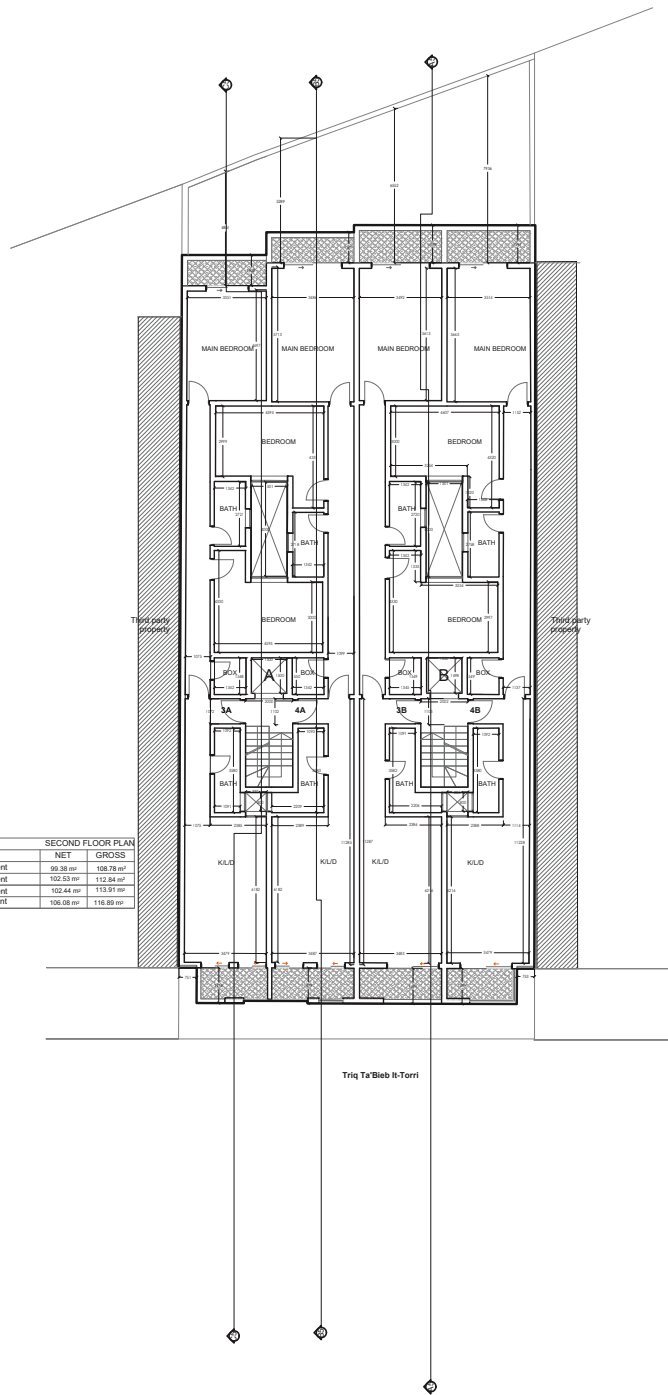
First floor plan



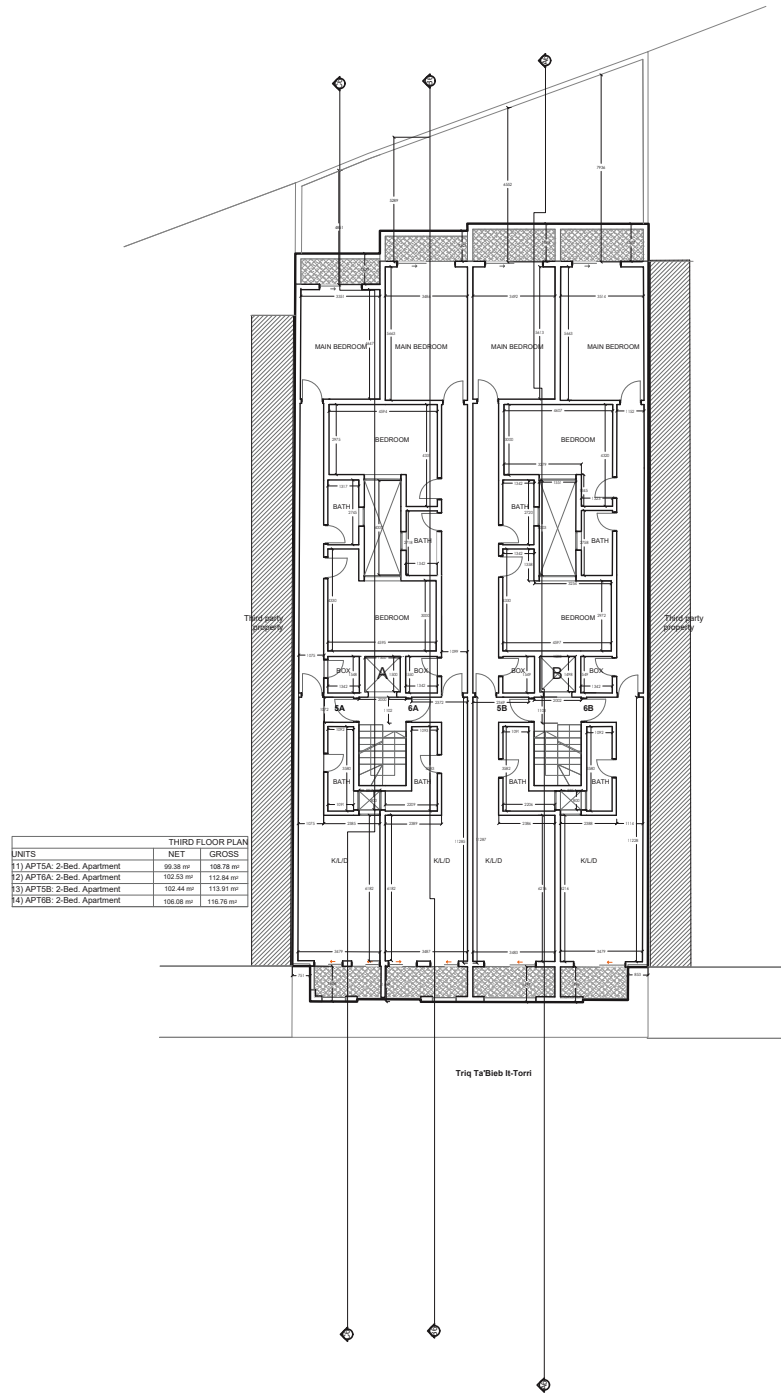
Second floor plan

SECOND FLOOR PLAN

| UNITS | NET | GROSS |
|-----------------------------|-----------|-----------|
| D7) APT3A: 2-Bed. Apartment | 99.38 sq | 108.78 sq |
| E8) APT3A: 2-Bed. Apartment | 102.53 sq | 112.84 sq |
| F9) APT3B: 2-Bed. Apartment | 102.44 sq | 113.91 sq |
| F0) APT4B: 2-Bed. Apartment | 108.08 sq | 116.89 sq |



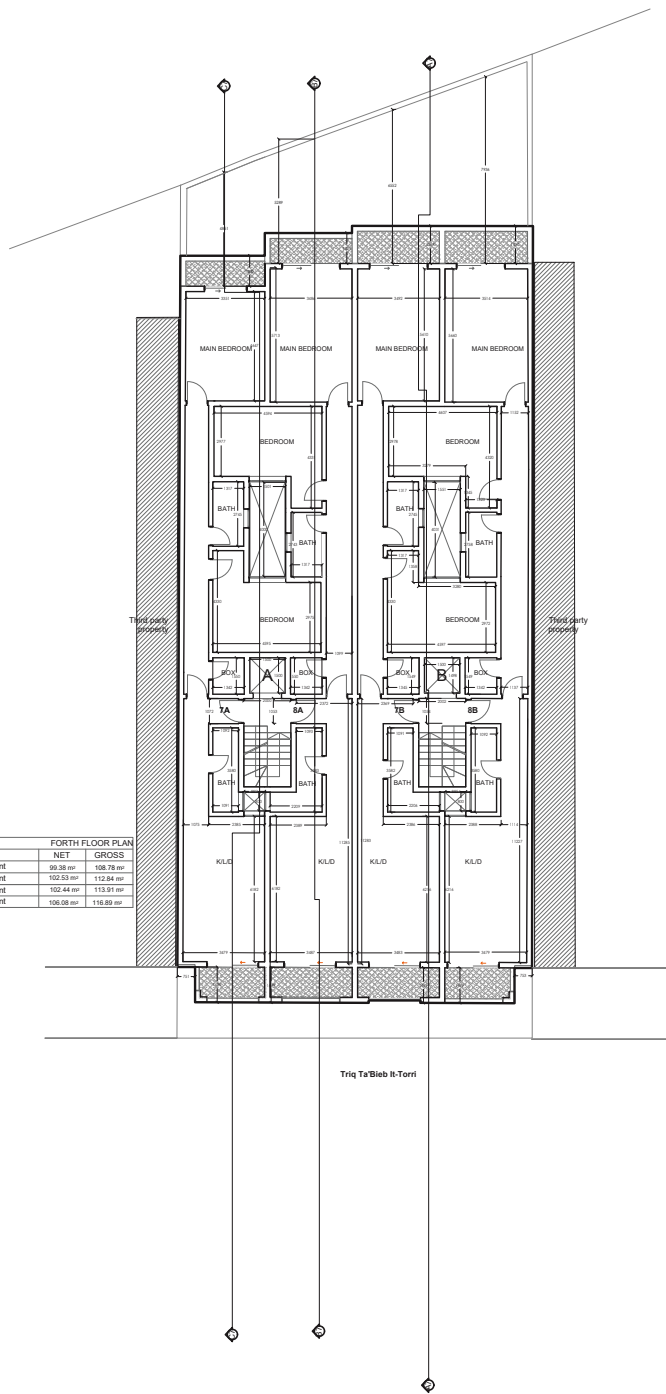
Third floor plan



Fourth floor plan

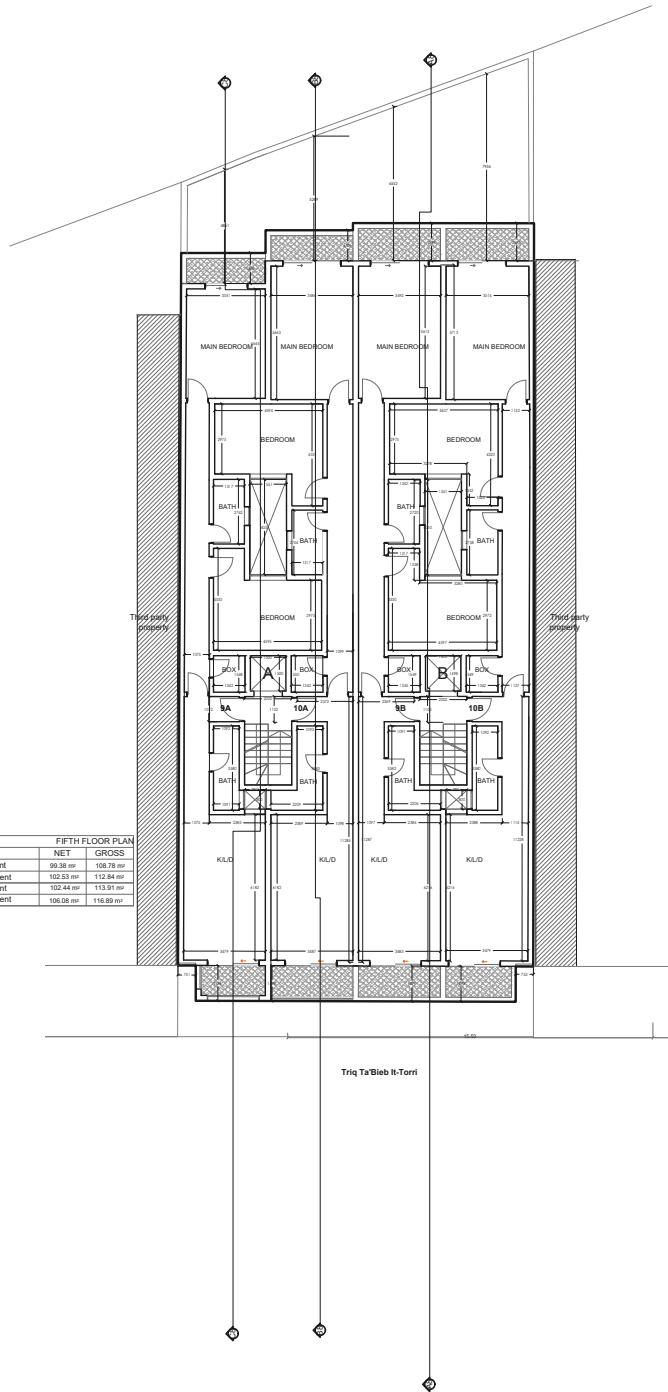
FORTH FLOOR PLAN

| UNITS | FORTH FLOOR PLAN | |
|-----------------------------|------------------|------------|
| | NET | GROSS |
| 15) APT7A: 2-Bed. Apartment | 99.38 sq' | 108.78 sq' |
| 16) APT6A: 2-Bed. Apartment | 103.53 sq' | 112.84 sq' |
| 17) APT7B: 2-Bed. Apartment | 102.44 sq' | 112.91 sq' |
| 18) APT6B: 2-Bed. Apartment | 108.08 sq' | 116.89 sq' |

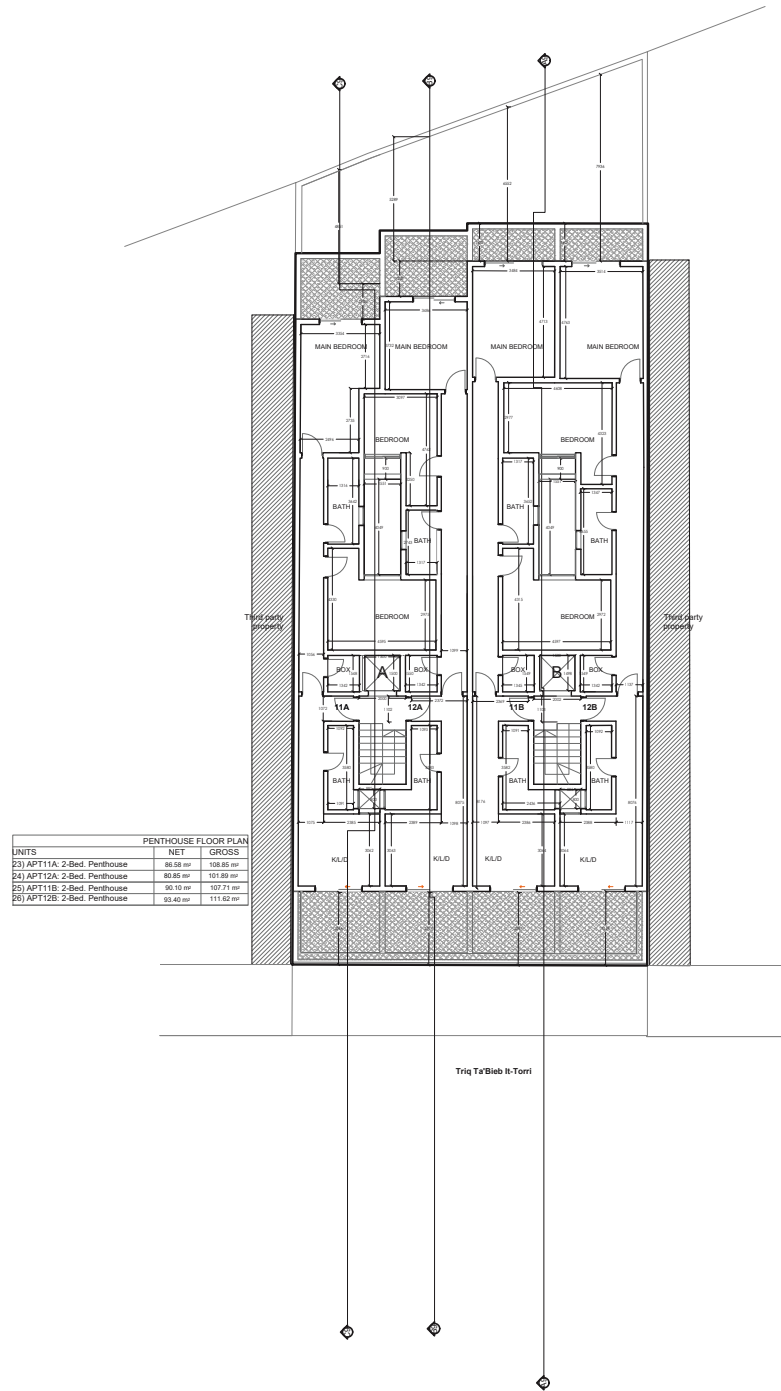


Fifth floor plan

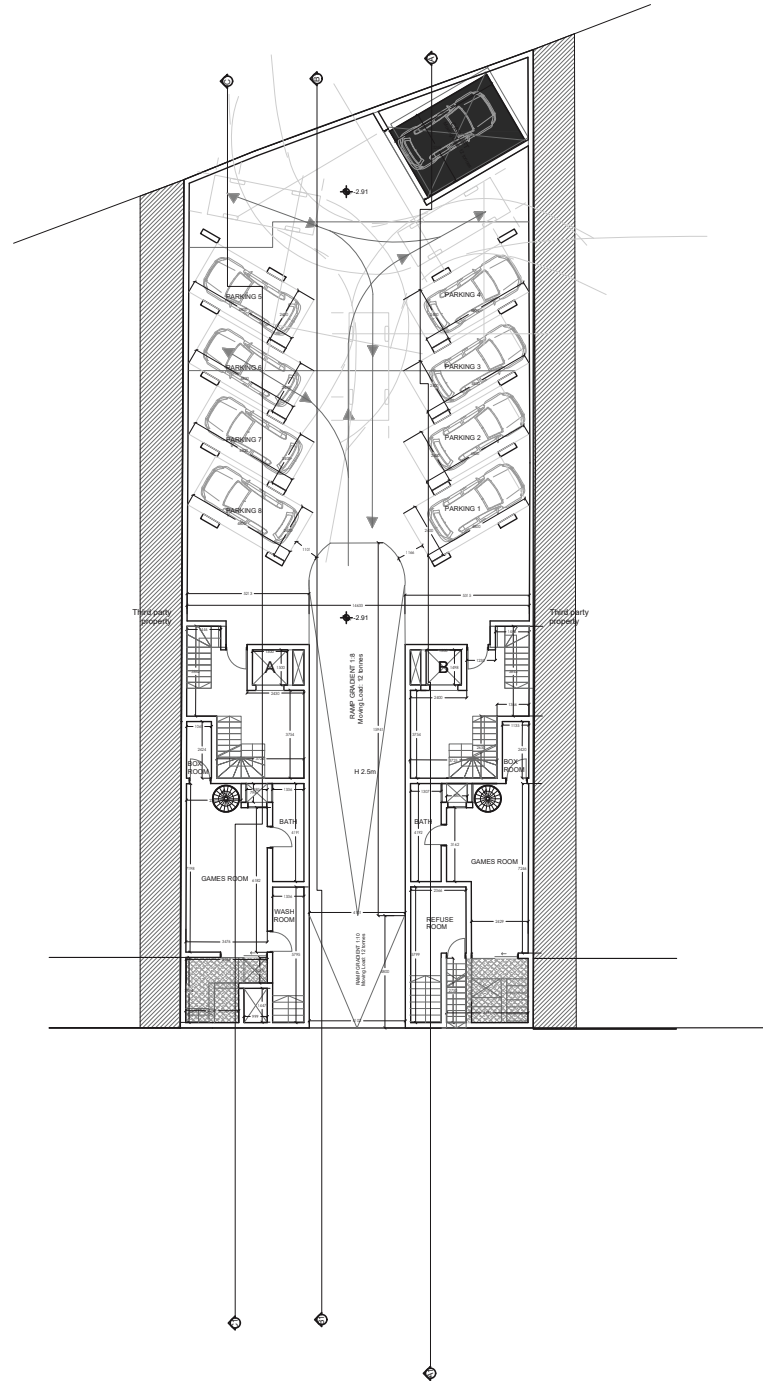
| FIFTH FLOOR PLAN | | |
|------------------------------|----------------|----------------|
| UNITS | NET | GROSS |
| 19) APT9A: 2-Bed. Apartment | 99.38 sq. ft. | 108.78 sq. ft. |
| 20) APT10A: 2-Bed. Apartment | 102.53 sq. ft. | 112.84 sq. ft. |
| 21) APT9B: 2-Bed. Apartment | 102.44 sq. ft. | 113.97 sq. ft. |
| 22) APT10B: 2-Bed. Apartment | 108.08 sq. ft. | 116.89 sq. ft. |



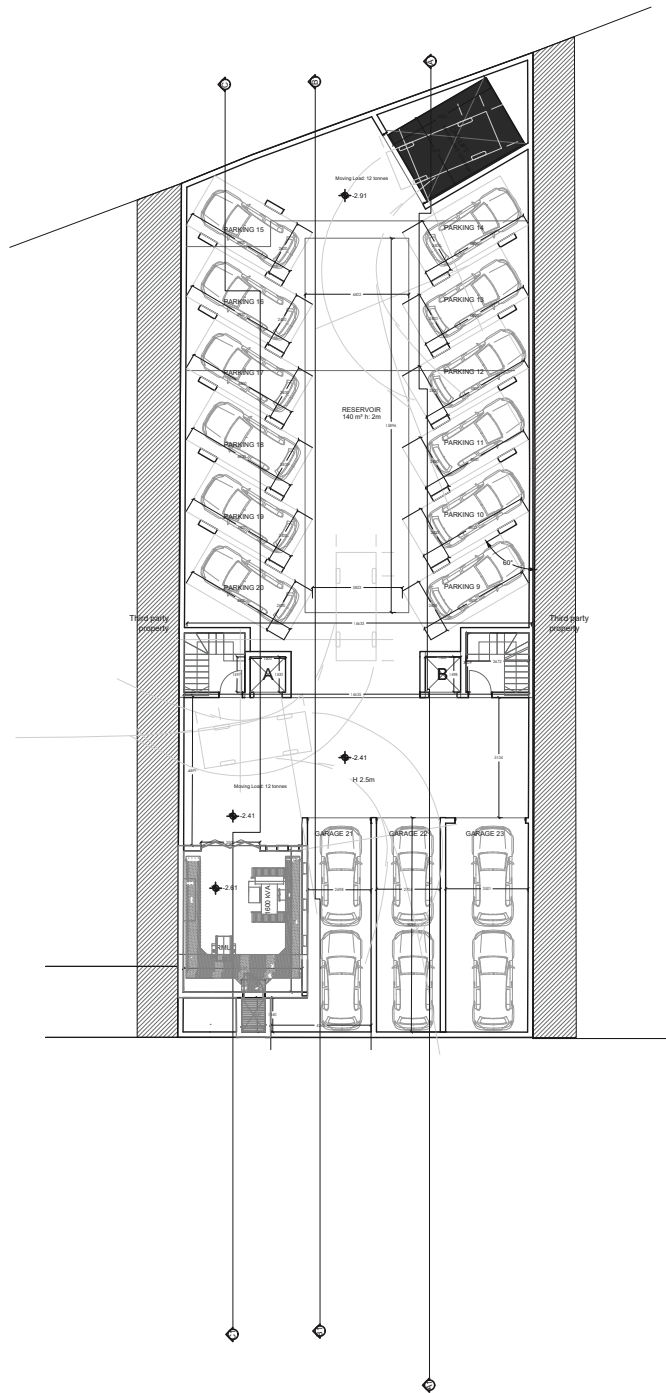
Penthouse floor plan



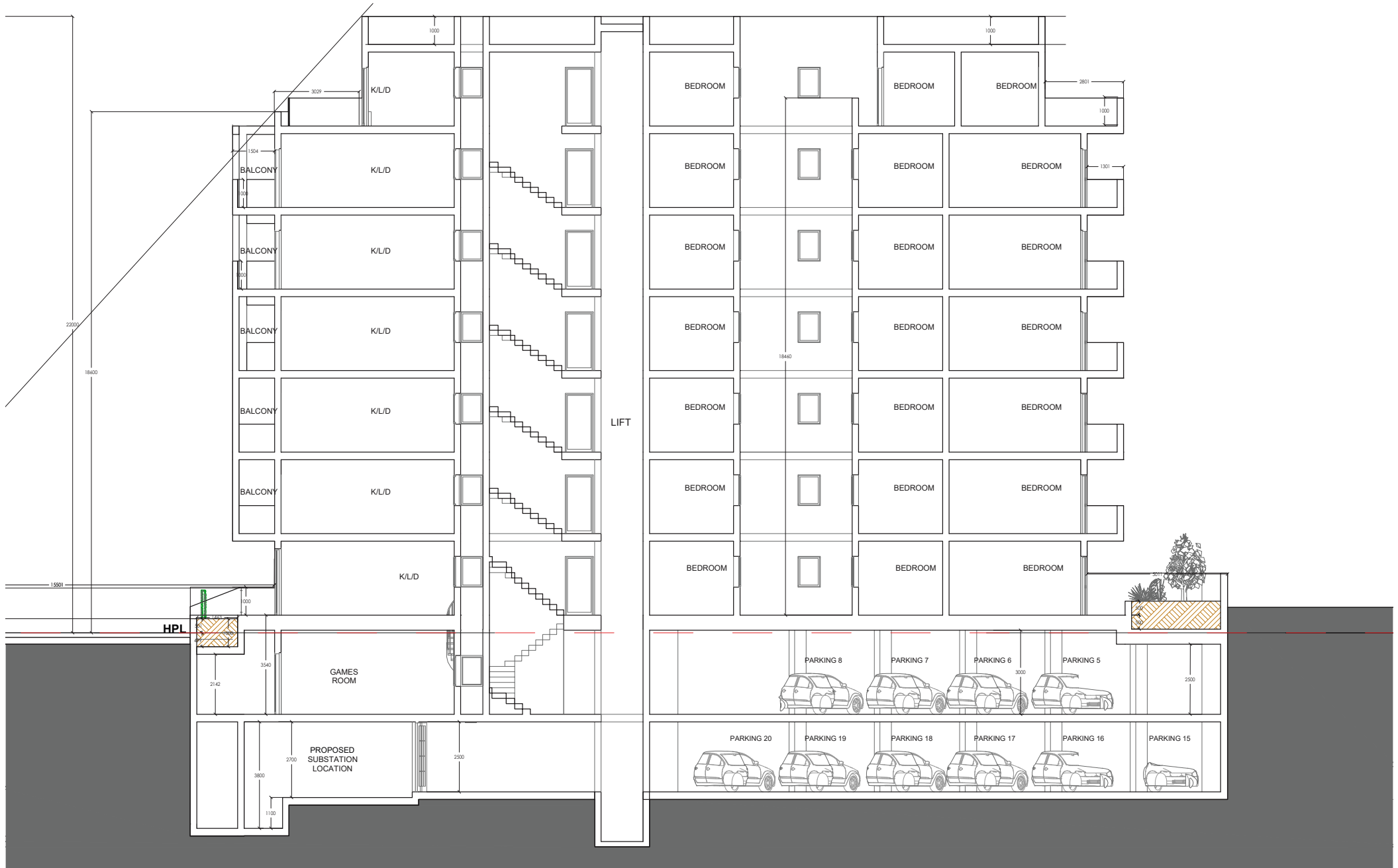
Basement -1 floor plan



Basement -2 floor plan



Sections



Prices

| Type | No. | Floor | Total Floor Area | Price | Availability |
|--------------------|-----|--------|-------------------|----------|--------------|
| Maisonettes | | | | | |
| Duplex Maisonette | M1 | Ground | 117m ² | €320,000 | Available |
| Duplex Maisonette | M2 | Ground | 201m ² | €320,000 | Available |
| Block A | | | | | |
| Apartment | 1A | 1 | 108m ² | €240,000 | Available |
| Duplex Apartment | 2A | 1 | 206m ² | €320,000 | Available |
| Apartment | 3A | 2 | 108m ² | | Sold |
| Apartment | 4A | 2 | 112m ² | | Sold |
| Apartment | 5A | 3 | 108m ² | | Sold |
| Apartment | 6A | 3 | 112m ² | | Sold |
| Apartment | 7A | 4 | 108m ² | €240,000 | Available |
| Apartment | 8A | 4 | 112m ² | | Sold |
| Apartment | 9A | 5 | 108m ² | €250,000 | Available |
| Apartment | 10A | 5 | 112m ² | €250,000 | Available |
| Penthouse | 11A | 6 | m ² | €320,000 | Available |
| Penthouse | 12A | 6 | m ² | €320,000 | Available |



Project completion date:

Prices

| Type | No. | Floor | Total Floor Area | Price | Availability |
|-----------------------|-------|---------|-------------------|----------------------|--------------|
| Block B | | | | | |
| Apartment | 1B | 1 | 211m ² | €320,000 | Available |
| Duplex Apartment | 2B | 1 | 117m ² | | Sold |
| Apartment | 3B | 2 | 114m ² | | Sold |
| Apartment | 4B | 2 | 116m ² | | Sold |
| Apartment | 5B | 3 | 114m ² | | Sold |
| Apartment | 6B | 3 | 116m ² | | Sold |
| Apartment | 7B | 4 | 114m ² | | Sold |
| Apartment | 8B | 4 | 116m ² | | Sold |
| Apartment | 9B | 5 | 114m ² | | Sold |
| Apartment | 10B | 5 | 116m ² | €250,000 | Available |
| Penthouse | 11B | 6 | m ² | | Sold |
| Penthouse | 12B | 6 | m ² | | Sold |
| Garage Complex | | | | | |
| Parking Spaces | 9-19 | -1 & -2 | | €35,000 - €30,000 | Available |
| Garage | 21-23 | -2 | m ² | €45,000 | Available |



Project completion date:

