

SAPPERS STREET APARTMENTS



The building and its surroundings

The building is situated on St. Michael's Bastion, part of the landward enceinte of the sixteen-century fortified town of Valletta and overlooks the entrance to Marsamxett Harbour. A tunnel underlying the building along its length connects Sappers Street to the fortified ditch that surrounds the town.

The original seventeen century fabric of the building was considerably tampered with during the nineteenth century. Moreover, during the Crimean War, when Malta served as headquarters for the Allies, an unrealised project for a military hospital on the bastion incorporated this building to serve as the entrance wing. In spite of this, the building is the only one to retain its original aspect, most of the surrounding area having been redeveloped in the nineteenth century in the eclectic style of the period.

THE CITY OF VALLETTA



SPENCER GARDENS

SPENCER'S LIFT

DITCH ACCESS

FERRY TERMINAL



FORT ST. ELMO

CASTILLE PALACE

UPPER BARRAKKA
GARDENS

BARRAKKA LIFT

FERRY TERMINAL

The Piazza
Residential forecourt



LOWER GROUND FLOOR LOBBY

Residential – 33sqm

Lower ground floor plan



The charm of the stairwell

LOWER GROUND FLOOR RETAIL

Retail – 33sqm
Store – 23sqm



Work in progress

RESIDENCE No.1

Internal – 62sqm
External – 9sqm



Ground floor plan – Residence No1



RESIDENCE No.1



RESIDENCE No.2

Internal – 57sqm
External – 7sqm



First floor plan - Residence No2



Residence No.2



Residence No.2



RESIDENCE No.3

Internal – 84sqm
External – 4sqm



Second floor plan - Residence No3



Third floor plan - Residence No3

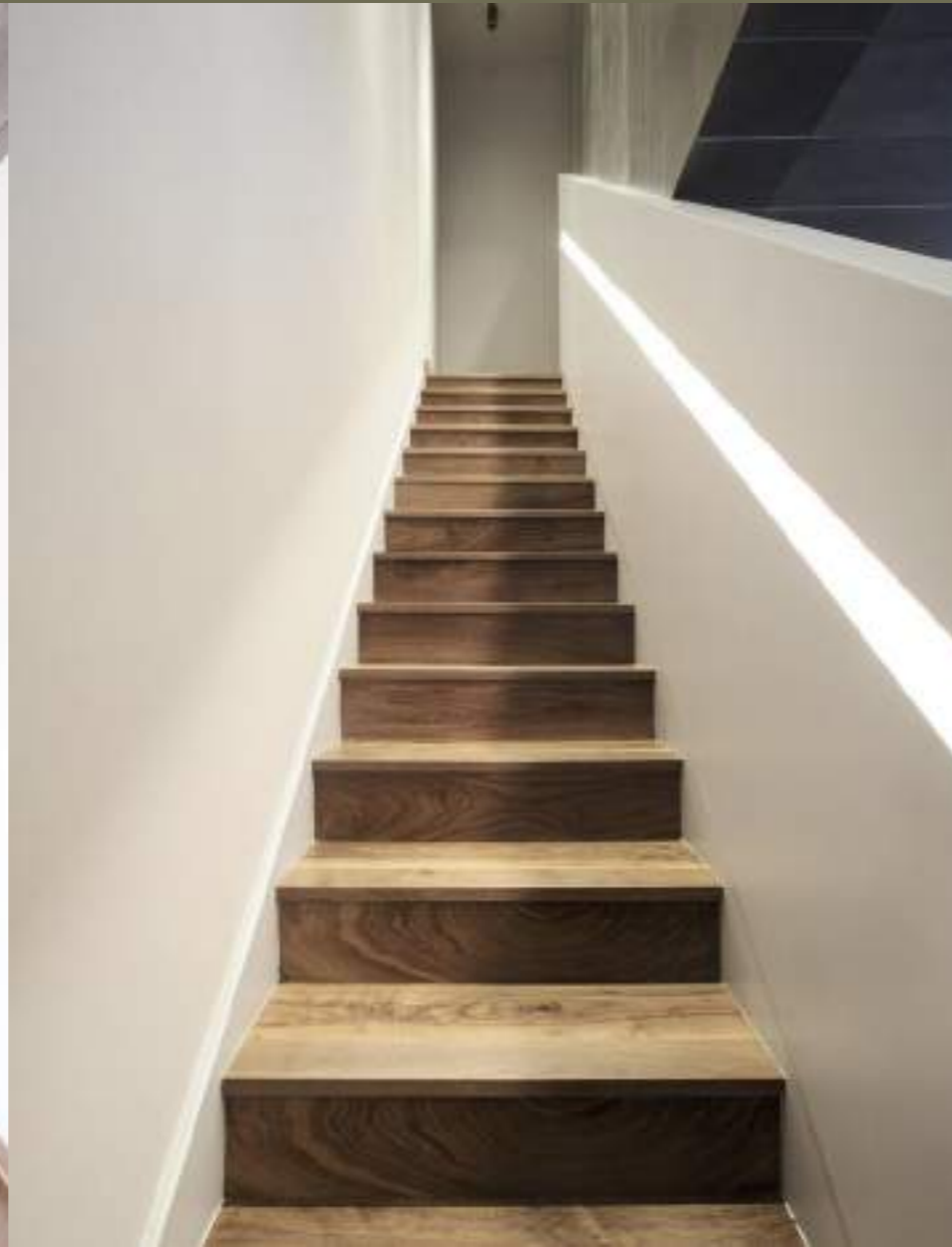


Residence No.3



The mezzanine volume floats in the double height living. With a metallic timber spray coating creating a patina to complement the concrete ceiling.

Residence No.3



Residence No.4



THE PENTHOUSE

Internal – 129sqm
External – 168sqm



The Penthouse Option 1 - Fifth floor plan



The Penthouse Option 2 - Fifth floor plan



Penthouse



*In the new apartments
the quality of the interiors
follows contemporary
language in dialogue with
the historical elements.*

Penthouse



Penthouse



Terrace



Residences

schedule of areas

RESIDENTIAL BLOCK	APARTMENT NUMBER	INTERNAL AREA (M ²)	EXTERNAL AREA (M ²)	INTERNAL COMMON AREA (M ²)	TOTAL
LOWER GROUND FLOOR	RETAIL	56			56
LOWER GROUND FLOOR	RESIDENTIAL LOBBY	30		33	63
G. FLOOR	APARTMENT 1	62	9	7	78
1ST FLOOR	APARTMENT 2	57	7	9	73
2ND FLOOR	DUPLEX	54	4	11	69
3RD FLOOR	APARTMENT 3	30		9	39
4TH FLOOR	APARTMENT 4	53	3	10	66
5TH FLOOR	PENTHOUSE APARTMENT 5	129	168		297
TOTAL		471	191	79	741

List of consultants

- Architectural design, restoration and interior design - AP Valletta
- MEP & HVAC - MTS consulting
- Façade lighting - Franck Franjou

Contact Person

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Location of Property

Four Sappers Creative Cluster
10, Sappers Street, Valletta, VLT 1320



IPHL

Investment Project Holdings Ltd