

BONZA SUITES

by Danzah Group

PJAZZA SAN LUQA, GWARDAMANGIA
– PIETÀ, MALTA



ABOUT

Bonza Suites by Danzah Group is ideally positioned in the heart of Gwardamangia, overlooking the prominent and open Piazza San Luqa — one of the area's most recognisable and spacious public squares. The property enjoys direct frontage onto this large open piazza, creating a rare sense of openness, natural light, and unobstructed views that are highly sought after in urban Malta.

A Vibrant Yet Residential Setting

Located within Pietà, Gwardamangia offers a balanced lifestyle — a quiet residential atmosphere combined with immediate access to everyday conveniences. The generous open space of the piazza enhances the sense of community, providing a pleasant outlook and a welcoming environment right at your doorstep.



TIMELINE

Premium Refurbishment Underway

Completion Target: End of 2026

The property is currently undergoing a comprehensive, high-standard refurbishment designed to deliver modern comfort, long-term durability, and enhanced value.

Works include:

- Installation of new high-quality apertures for improved thermal and acoustic performance
- Complete upgrading of water and electrical services
- Installation of a new premium-quality lift to enhance accessibility
- Upgraded internal finishes using carefully selected, high-quality materials

The project reflects the quality-driven approach of Danzah Group, ensuring that the development meets contemporary residential expectations while maintaining strong investment appeal.



SPACIOUS THREE-BEDROOM APARTMENTS

The typical floor at Bonza Suites is thoughtfully designed to offer two residential units per floor, ensuring privacy, comfort, and efficient use of space.

Spacious Three-Bedroom Apartments

Each apartment comprises:

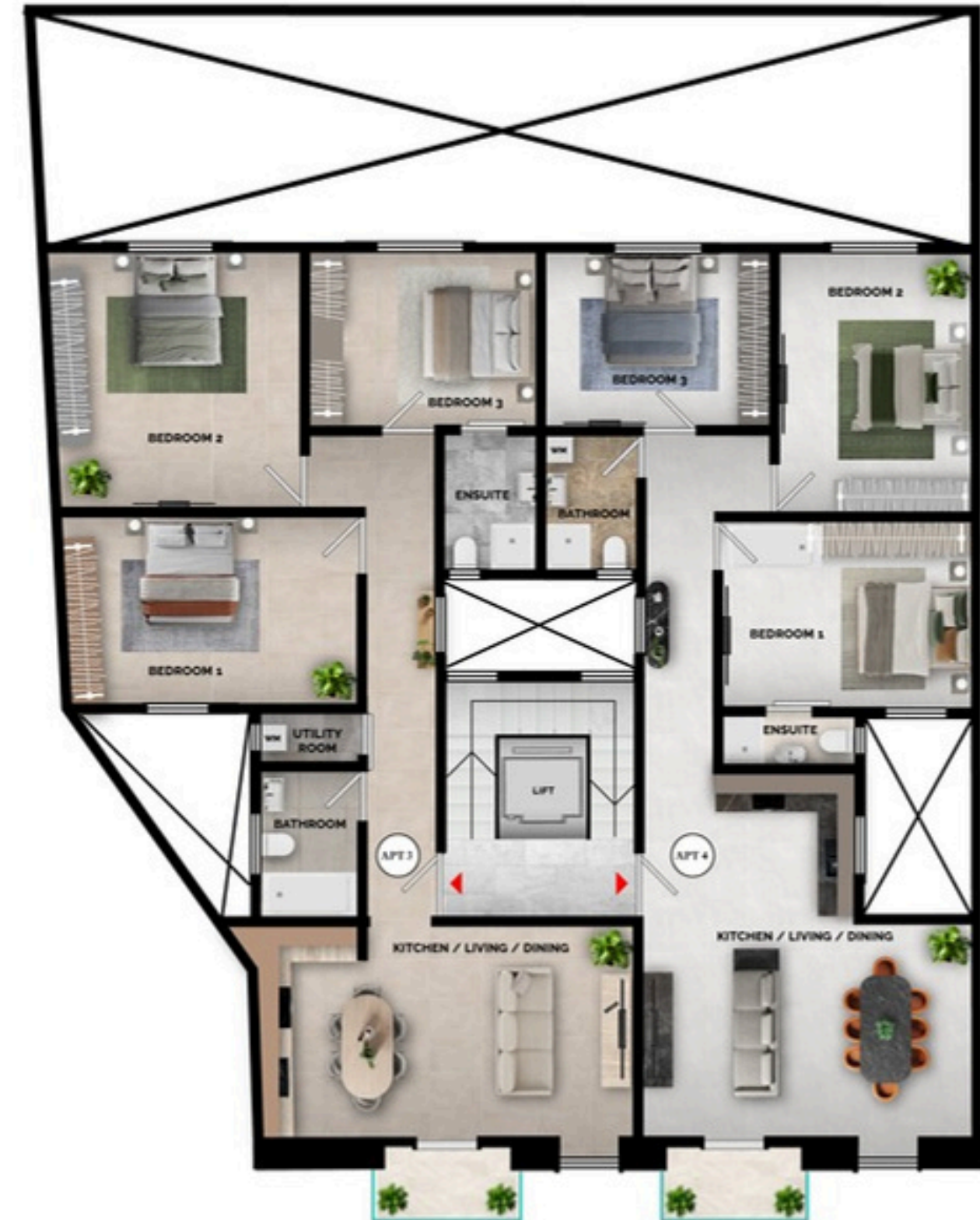
- **Three bedrooms** - Having 120 & 115 square meters respectively
- **Two bathrooms**, including:
 - A main bathroom
 - An **ensuite bathroom connected to the master bedroom**
- A **large open-plan kitchen/living/dining area**, designed for modern living and entertaining
- A **utility room or dedicated utility space** integrated within the main bathroom for washing machine and service requirements

Functional & Contemporary Design

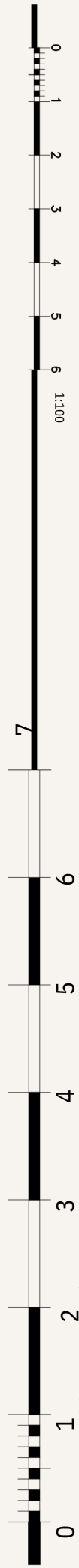
The layout maximises natural light and flow, with the open-plan living area positioned to create a spacious and welcoming atmosphere. The master bedroom benefits from added privacy with its own ensuite, while the additional bedrooms are ideal for family members, guests, or a home office.

With only two units per floor and a central lift core serving all levels, the design ensures both exclusivity and practicality.

Bonza Suites combines efficient planning with generous living spaces – delivering high-quality residential units in a prime central location within Pietà.



Typical 1st - 4th floors



PLANNING AUTHORITY LEGEND:

DEMOLITION
PROPOSED
APPROVED BUT NOT CONSTRUCTED - TO SANCTION
AS-BUILT - TO SANCTION



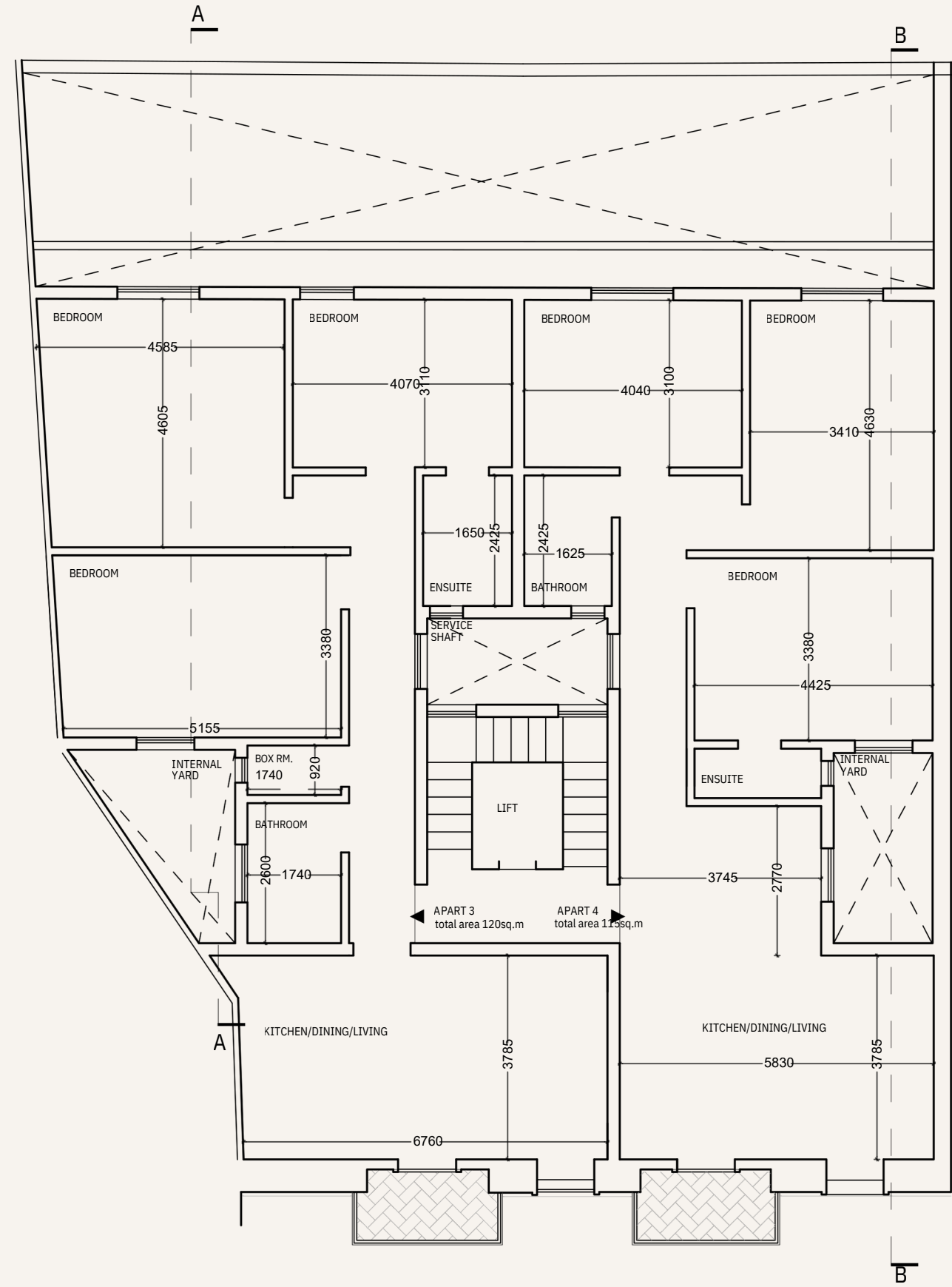
Client: Mr. DANIEL ZAHRA
 Drawing Title: Typical Floor

Project Ref: 2560-R00
 Paper Size: A3

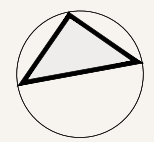
Location: Gwardamangia
 DATE: 06/11/2025

Revisions: 00 Description: 08.07.202
 Drawing No: A3_LAND_N

Notes
 The author takes no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the architect or by site measurement and may not rely upon this drawing. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on any data on digital form. All data must be checked against the hard copy.

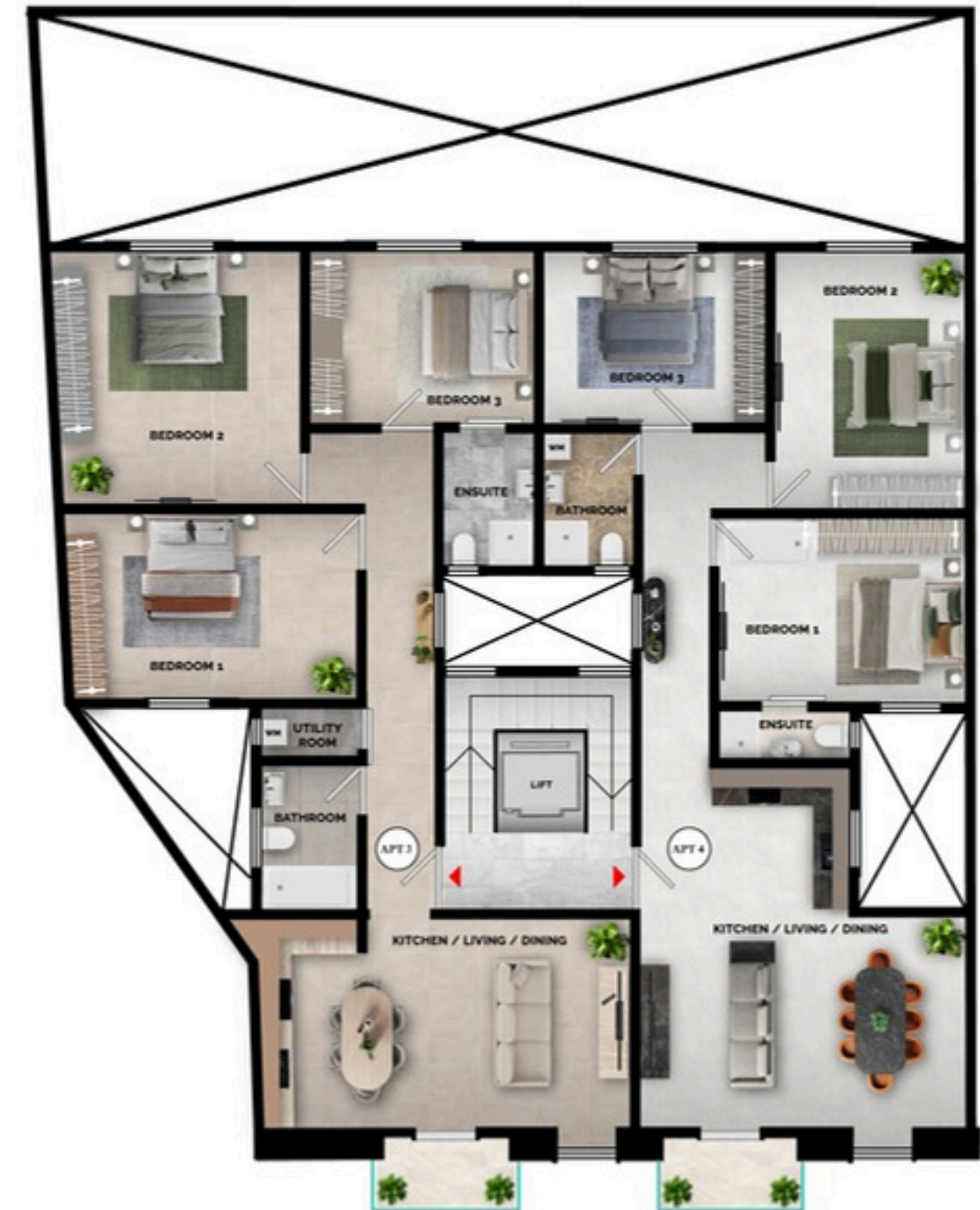


EXISTING SECOND FLOOR PLAN
 scale 1:100 - PRE-1968



PRICES

UNIT	TOTAL
APT 1	€ 340,000.00
APT 2	€ 340,000.00
APT 3	€ 345,000.00
APT 4	€ 345,000.00
APT 5	€ 350,000.00
APT 6	€ 350,000.00
APT 7	€ 355,000.00
APT 8	€ 355,000.00
APT 9	SOLD
APT 10	SOLD
APT 11	SOLD
APT 12	SOLD



Typical 1st - 4th floors

FINISHES LIST

ELECTRICAL WORKS

- 4 DOUBLE SOCKET OUTLETS IN EACH BEDROOM
- 5 DOUBLE SOCKET OUTLETS IN THE LIVING ROOM
- 5 DOUBLE SOCKET OUTLETS IN THE KITCHEN AND DINING ROOM
- 15 ELECTRICAL SWITCH POINT (1 GANG = 1 POINT)
- 1 CEILING LIGHT POINT IN EACH ROOM
- 1 LIGHT POINT IN EACH BALCONY
- AC POINT AND PREPARATION IN EACH BEDROOM, AND AN OPEN PLAN
- 1 COOKER UNIT DOUBLE-POLE SOCKET (GAS PREPARATION NOT INCLUDED)
- 1 DOUBLE POLE SOCKET FOR THE WASHING MACHINE AND 1 FOR THE TUMBLE DRYER
- 2 DOUBLE-POLE SOCKETS FOR THE WATER HEATER
- 2 SINGLE OR 1 DOUBLE OUTDOOR SOCKET
- 1 DOUBLE-POLE SOCKET FOR EACH BATHROOM
- INTERNET POINT IN EACH BEDROOM, KITCHEN, LIVING ROOM, AND DINING ROOM (WIRES NOT INCLUDED)

PLUMBING WORKS

- MAINS WATER SUPPLY FROM THE METER TO THE TANK AND TO THE KITCHEN
- CONNECTION FROM THE WATER TANK TO THE BATHROOM SHAFT
- PREPARATION FOR THE DISHWASHER
- 500-LITER WATER TANK
- WASHING MACHINE PREPARATION
- DRAINS FOR AIR CONDITIONERS
- 1 OUTDOOR TAP
- TERRACE/BALCONY DRAINS
- MAIN VERTICAL DRAINAGE STACK IN THE SERVICESHAFT ONLY

PLASTERING

- INSIDE PLASTERING, INCLUDING TWO COATS OF WHITE WATER-BASED PAINT IN ALL ROOMS

TILES

- THE CLIENT MAY CHOOSE FLOOR TILES ACCORDING TO THEIR PREFERENCE
- BUDGET OF €15 INCLUDING VAT PER SQUARE METER FOR INTERNAL AND EXTERNAL TILES, EXCLUDING LAYING
- SHOULD THE CLIENT CHOOSE TILES THAT EXCEED THE BUDGET, THEY MUST PAY THE DIFFERENCE IN PRICE
- LAYING OF INTERNAL AND EXTERNAL FLOOR TILES AND SKIRTING, EXCLUDING BATHROOMS
- TILE LAYING FOR MEASUREMENTS DIFFERENT FROM 60CM X 60CM AT AN EXTRA COST (PRICE DIFFERENCE TO BE DISCUSSED WITH THE CONTRACTOR)
- LIFTER IS NOT INCLUDED
- WINDOW SILLS TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR

APERTURES

- WHITE ALUMINUM DOUBLE-GLAZED GLASS WINDOWS& DOORS
- MAIN DOOR OF THE APARTMENT
- BACK TERRACE/BALCONY - ALUMINUM BAR RAILING
- FRONT TERRACE/BALCONY - ALUMINUM BARS TO BE AS PER THE APPROVED IN THE PLANNING PERMIT