

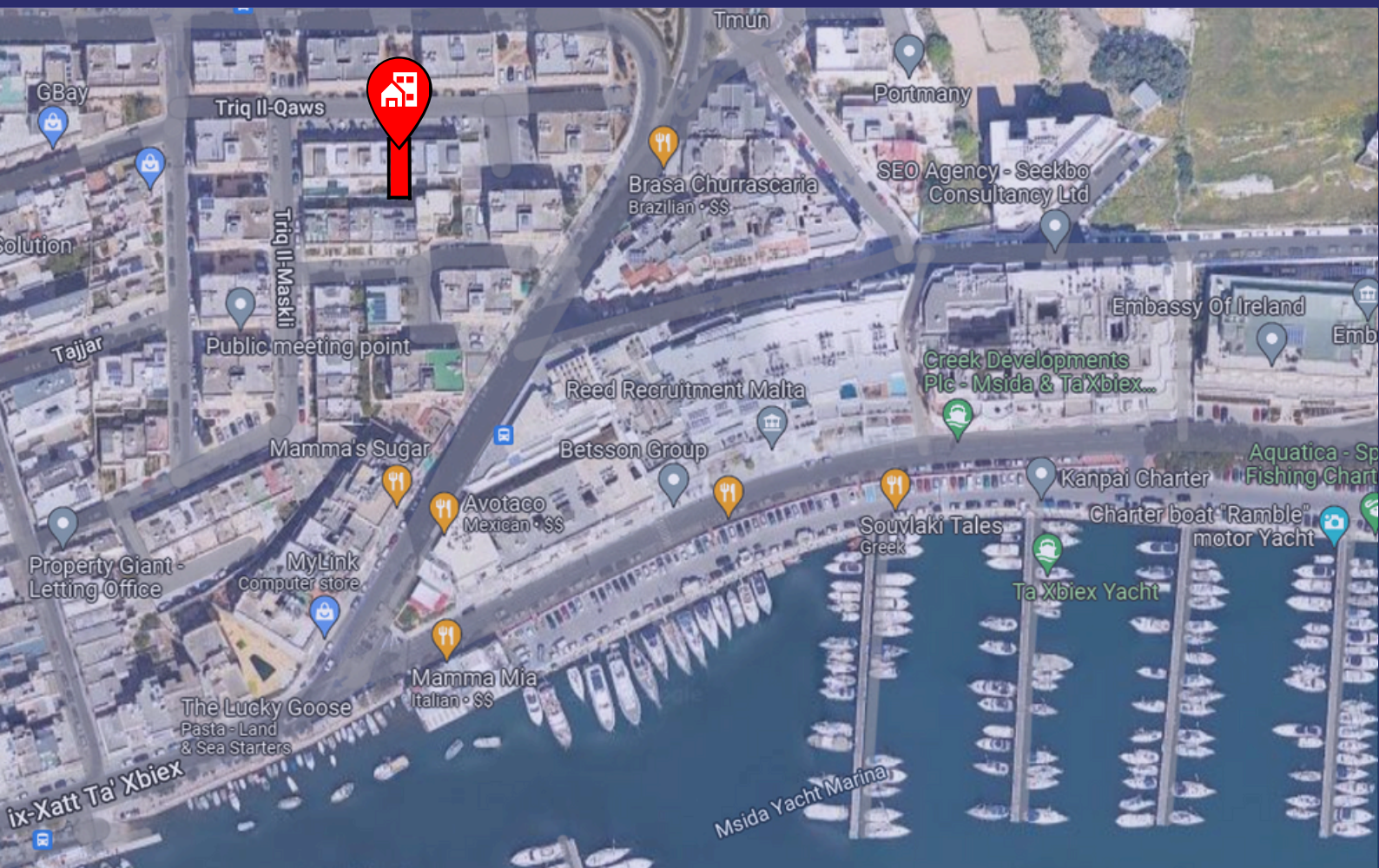


**35 XBX
RESIDENCES**

35, TRIQ IL-QAWS

35 XBX RESIDENCES

📍 TA' XBIEX



35 XBX RESIDENCES

THE AREA

THE MARINA

A quick 2-minute stroll to the Ta Xbiex marina — perfect for those who love the waterfront lifestyle!

MSIDA CREEK & CHURCH

Just an 8-minute walk to the stunning Knisja Parrokkjali tal-Imnsida.

MANOEL ISLAND

Located just a 10-minute walk away, Manoel Island offers a perfect blend of history and scenic beauty. Known for its iconic 18th-century Fort Manoel and serene waterfront views, this hidden gem is an escape within the city. Ideal for a peaceful stroll or a bit of exploration.

35 XBX RESIDENCES

THE AREA

THE GARDENS

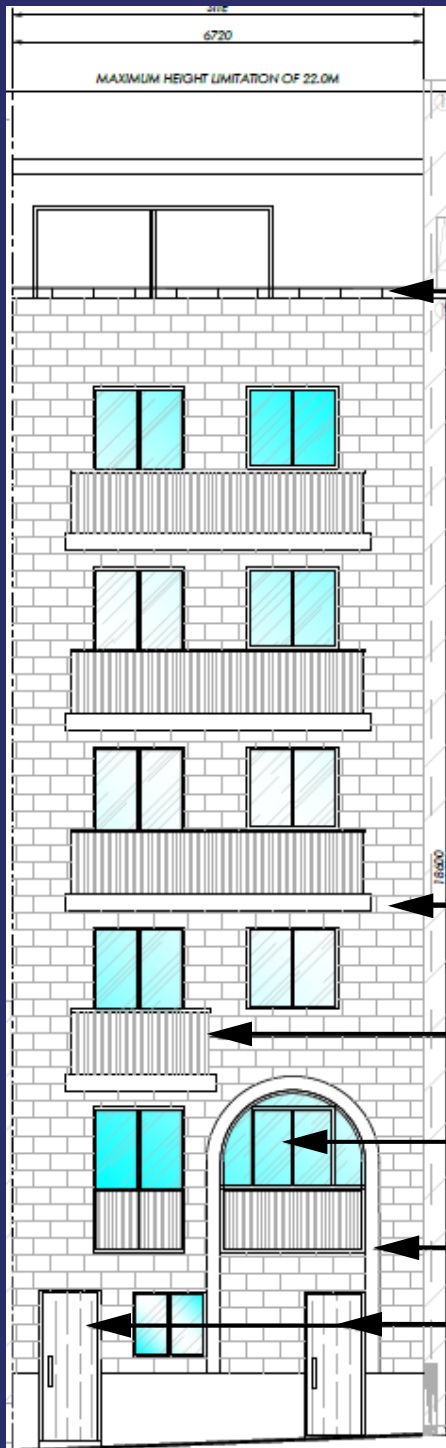
Located just a 10-minute stroll away, the tranquil Ġnien il-Kunsill ta' l-Ewropa offers lush green spaces and serene walking paths, perfect for a peaceful escape from the city. With panoramic views of the harbor and well-maintained gardens, it's an ideal spot for relaxation or a leisurely afternoon. This beautiful public garden adds to the charm of the neighborhood, making it a delightful bonus to your daily life

TA XBIEX AREA

A picturesque, upscale neighborhood along Malta's stunning coastline, offering breathtaking marina views and a relaxed, affluent vibe. Home to embassies, luxury yachts, and a variety of fine dining options, it's a serene yet connected spot near the island's bustling hubs.

35 XBX RESIDENCES

PROPOSED FACADE



STEEL RAILING

FUQ IL-FIL FINISH

STEEL RAILING

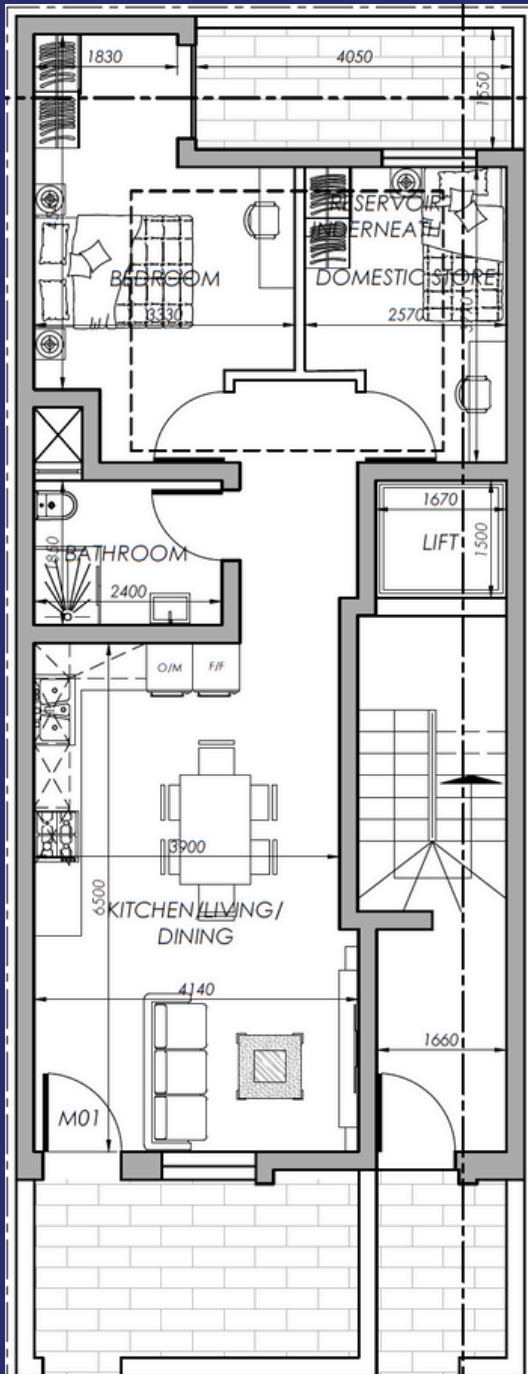
WHITE ALUMINIUM APERTURES

STONE COLOUR FASCIA RENDER

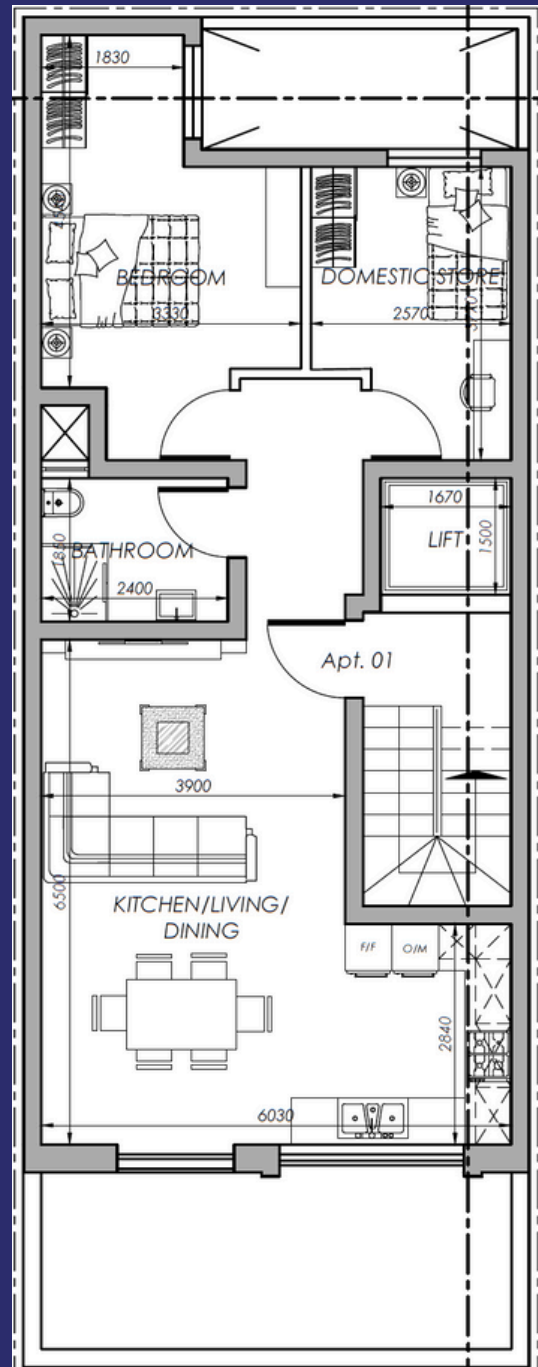
SOLID TIMBER DOORS

35 XB RESIDENCES

PROPOSED PLANS



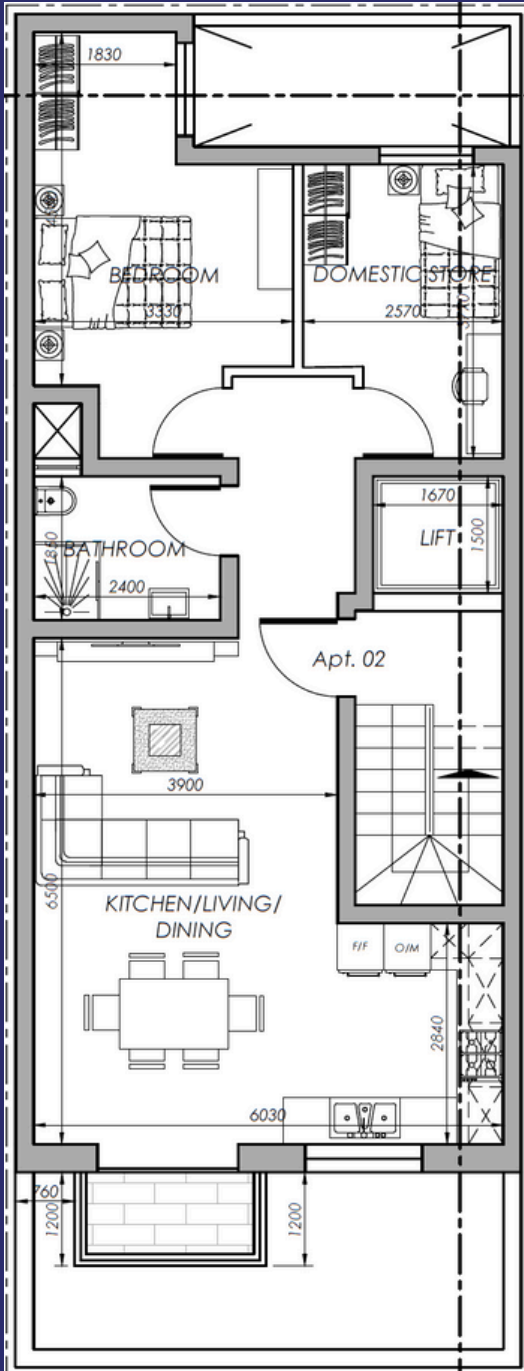
PROPOSED LEVEL 0



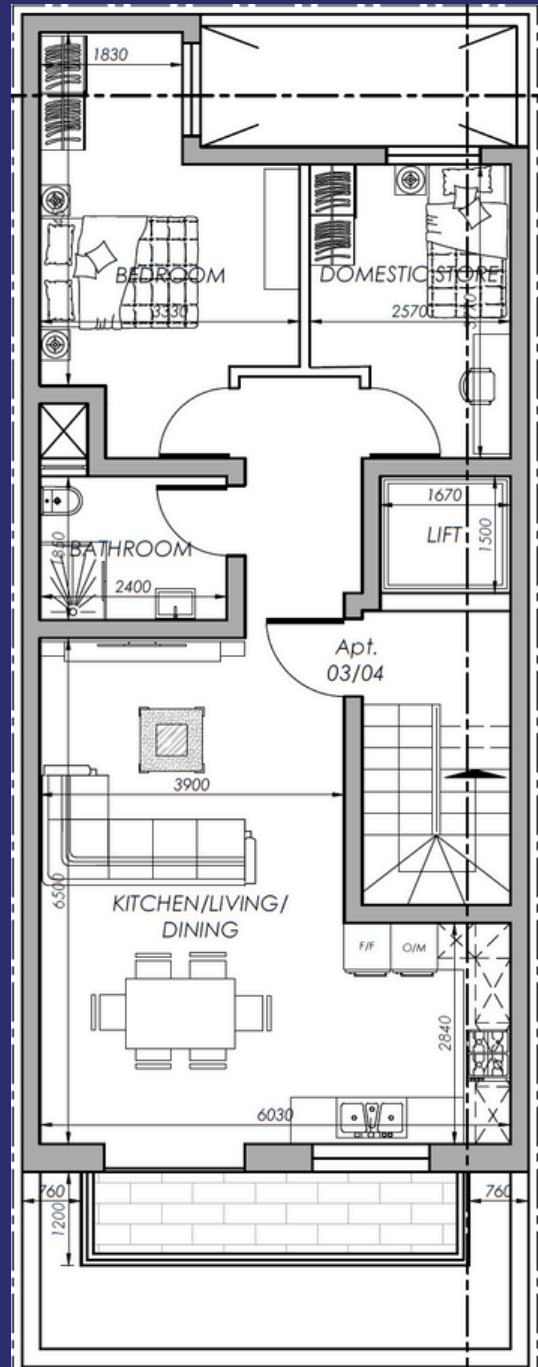
PROPOSED LEVEL 1

35 XB RESIDENCES

PROPOSED PLANS



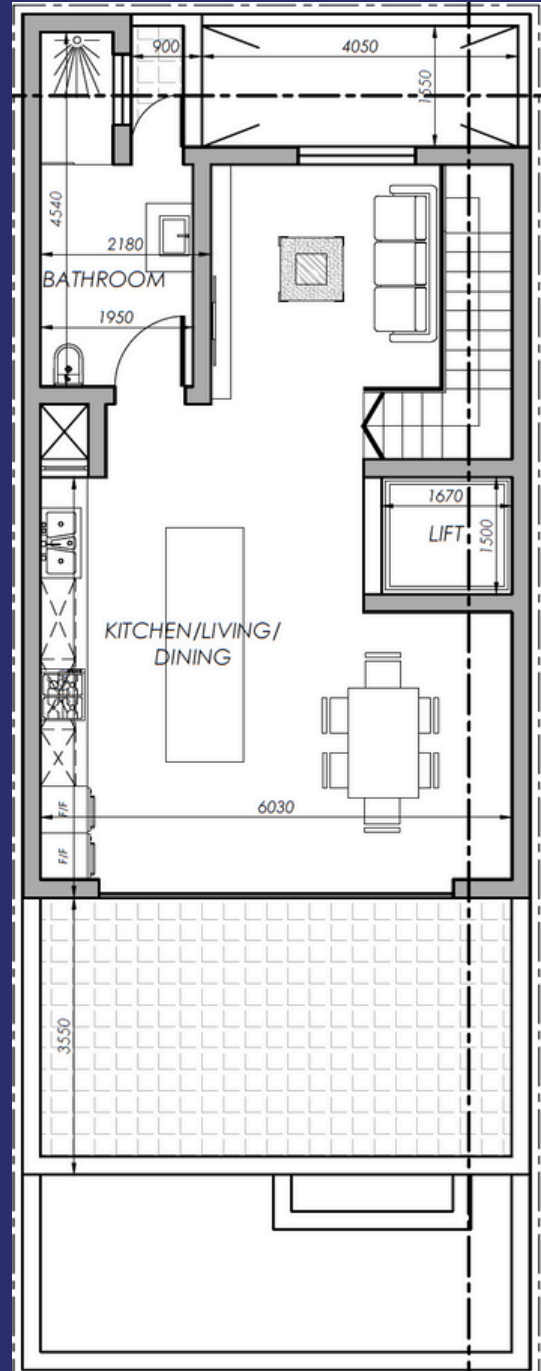
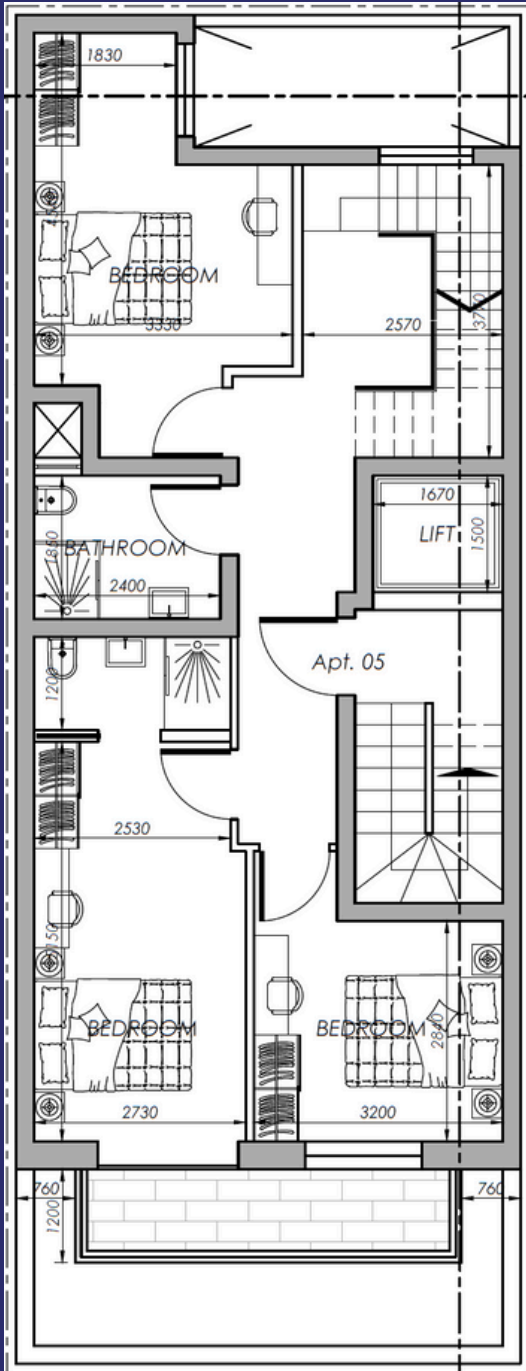
PROPOSED LEVEL 2



PROPOSED LEVELS 3&4

35 XB RESIDENCES

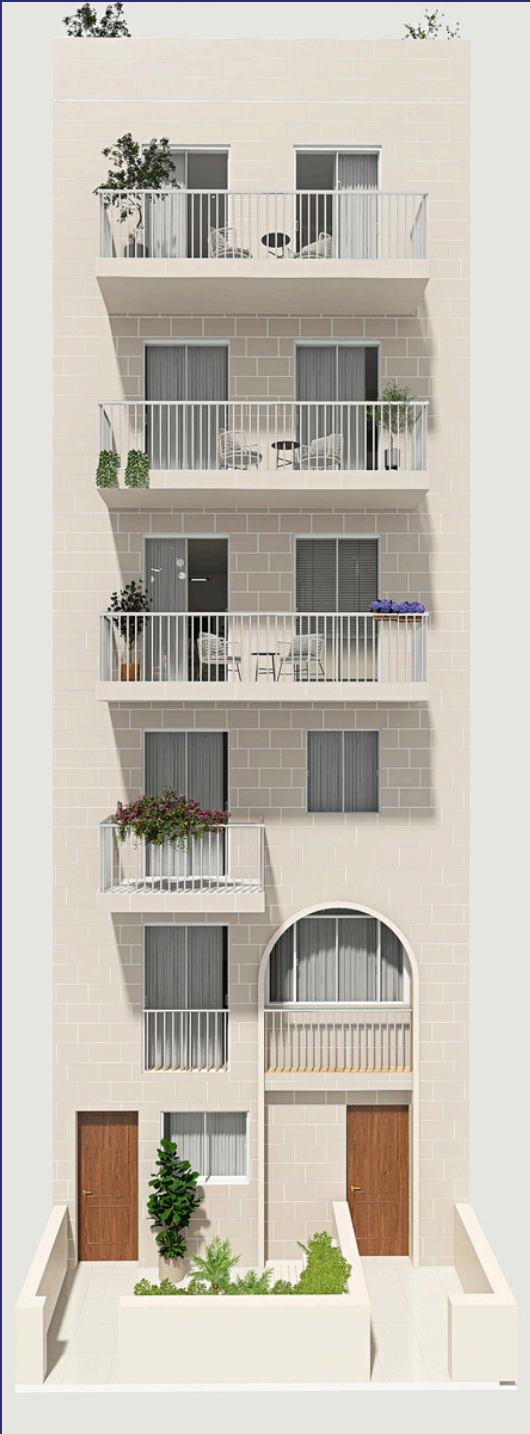
PROPOSED PLANS



PROPOSED LEVEL 5 (DUPLEX PENTHOUSE) PROPOSED LEVEL 6 (DUPLEX PENTHOUSE)

35 XBX RESIDENCES

PROPOSED FACADE



35 XBX RESIDENCES

PROPOSED PLANS



PROPOSED TYPICAL FLOORS OPTION 1



PROPOSED TYPICAL FLOORS OPTION 2

35 XBX RESIDENCES

PROPOSED PLANS



PROPOSED LEVEL 5 (DUPLEX PENTHOUSE) PROPOSED LEVEL 6 (DUPLEX PENTHOUSE)

TYPICAL LEVELS



PENTHOUSE



PENTHOUSE



35 XBX RESIDENCES

PROJECT TIMEFRAMES

Works to be completed by December 2025.

SPECIFICATIONS

*To be sold finished, excluding Bathrooms
and Internal Doors*

PAYMENT TERMS

*10% on Promise of Sale
30% on Completion of Shell
60% on Completion of Finishes*

35 XBX RESIDENCES

PRICE

APARTMENTS

PROPERTY TYPE	LEVEL	PRICE €
Maisonette 1 Internal Area: 72m ² External Area: 19m ² Total Area: 91m ²	LEVEL 0	SOLD
Apartment 1 Internal Area: 78m ² External Area: 0m ² Total Area: 78m ²	LEVEL 1	€265,000
Apartment 2 Internal Area: 78m ² External Area: 3m ² Total Area: 81m ²	LEVEL 2	€270,000
Apartment 3 Internal Area: 78m ² External Area: 6m ² Total Area: 84m ²	LEVEL 3	SOLD
Apartment 4 Internal Area: 78m ² External Area: 6m ² Total Area: 84m ²	LEVEL 4	SOLD
Duplex Penthouse Internal Area: 132m ² External Area: 34m ² Total Area: 166m ²	LEVEL 5&6	€550,000

35 XBX RESIDENCES

CONTACT

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