



HONDURAS

RESIDENCES

HAŽ-ŽEBBUĚ



FULANI[®]
BUILDING MEMORIES FOR LIFE

**PENTHOUSES, APARTMENTS
& GARAGES**

Rev. 08-04-26

Welcome to Honduras Residences

Introducing **Honduras Residences**, a new development forming part of the **Fulani Properties** portfolio, located on the outskirts of Ħaż-Żebbuġ, Malta. Designed with comfort and practicality in mind, this attractive residential project offers a selection of spacious two, three, and four-bedroom apartments, as well as penthouse units, all complemented by underlying garages.

Each residence has been thoughtfully planned to provide practical layouts, generous living spaces, and abundant natural light. The development is conveniently accessed from Triq Michael Debono corner with Triq Philip Said, ensuring easy entry to both the residential areas and the garage complex.

Apartments will be offered in a semi-finished state, excluding bathrooms and internal doors, allowing owners the flexibility to personalize their interiors. A variety of layouts and options are available to suit different lifestyles, while a lift services all floors for added convenience and accessibility.

Honduras Residences combines modern living, comfort, and a well-connected location, making it an excellent place to call home or a valuable property investment.



Disclaimer

Honduras Mansions comprises Block A, Block B, and Block C. Fulani Properties Ltd is the owner of the majority of units and garages within Block A only, as indicated in the price list. The remaining units and garages, are owned by a third party.

Kindly note that the garages offered for sale are exclusively available to purchasers acquiring a unit within Honduras Residences. Given the limited number of garages available, these may only be reserved when purchased simultaneously with an apartment or penthouse, and are subject to availability at the time of sale.



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Delivered in Shell Form
September 2026

Completion of External Envelope
April 2027

Completion of Semi-Finished Form
December 2027

Planning Authority
PA 7678/22 & PA 3383/25

Payment Terms

Apartments / Penthouses / Garages

- 10% on Promise of Sale (collected by the Vendor)
- 90% on Deed

Common Parts Contribution

- 30% on Promise of Sale (collected by the Contractor appointed by Vendor)
- 70% on Deed





Invest in Property.
Live in a Home.

APARTMENTS AND PENTHOUSES - Block A

Building Level	Block	Unit	Bedrooms (sq. m.)	Internal Area (sq. m.)	External Area (sq. m.)	Total Area (sq. m.)	Semi-Finished Price	Common Parts Contribution Price (inc. VAT)	Total Selling Price	Availability
Ground Floor	A	Apt. 1	3	109.51	5.46	114.97	€342,000.00	€20,000.00	€362,000.00	
Ground Floor	A	Apt. 2	2	108.43	9.86	118.29	€322,000.00	€20,000.00	€342,000.00	
Ground Floor	A	Apt. 3	2	85.15	5.59	90.74	€300,000.00	€20,000.00	€320,000.00	
Ground Floor	A	Apt. 4	2	126.48	12.39	138.87	€330,000.00	€20,000.00	€350,000.00	
First Floor	A	Apt. 6	3	109.56	12.66	122.22	€365,000.00	€20,000.00	€385,000.00	On Hold
First Floor	A	Apt. 7	2	108.43	9.86	118.29	€342,000.00	€20,000.00	€362,000.00	
First Floor	A	Apt. 8	2	85.1	14.36	99.46	€318,000.00	€20,000.00	€338,000.00	
First Floor	A	Apt.9	2	126.48	7.92	134.4	€350,000.00	€20,000.00	€370,000.00	
Second Floor	A	Apt. 11	2	97.59	22.7	120.29	€372,000.00	€20,000.00	€392,000.00	
Second Floor	A	Apt. 12	2	99.15	20.79	119.94	€352,000.00	€20,000.00	€372,000.00	
Second Floor	A	Apt. 13	2	85.1	14.36	99.46	€328,000.00	€20,000.00	€348,000.00	
Second Floor	A	Apt. 14	2	126.48	7.92	134.4	€360,000.00	€20,000.00	€380,000.00	
Third Floor	A	Apt. 16	4	156.24	40.62	196.86	€520,000.00	€20,000.00	€540,000.00	
Third Floor	A	Apt. 17	3	103	14.34	117.34	€410,000.00	€20,000.00	€430,000.00	
Third Floor	A	Apt. 18	2	126.48	7.92	134.4	€370,000.00	€20,000.00	€390,000.00	On Hold
Penthouse inc. Airspace	A	PH. 20	3	132.29	120.21	252.5	€675,000.00	€20,000.00	€695,000.00	
Penthouse inc. Airspace	A	PH. 21	2	118.58	41.05	159.63	€545,000.00	€20,000.00	€565,000.00	

GARAGES & DOMESTIC STORES

Building Level	Unit	Internal Area (sq. m.)	Total Area (sq. m.)	Shell Form Price	Common Parts Contribution	Total Selling Price (inc. VAT)	Availability
Level -1	19	40.82	40.82	€75,000.00	€5,000.00	€80,000.00	On Hold
Level -1	20	63.67	63.67	€115,000.00	€5,000.00	€120,000.00	On Hold
Level -1	21	37.86	37.86	€75,000.00	€5,000.00	€80,000.00	On Hold
Level -1	22	27.45	27.45	€75,000.00	€5,000.00	€80,000.00	
Level -1	23	32.23	32.23	€80,000.00	€5,000.00	€85,000.00	
Level -1	24	23.78	23.78	€60,000.00	€5,000.00	€65,000.00	On Hold
Level -1	52	89.18	89.18	€115,000.00	€5,000.00	€120,000.00	
Level -1	Domestic Store 1	23.05	23.05	€31,500.00	€5,000.00	€36,500.00	
Level -1	Domestic Store 2	19.13	19.13	€31,500.00	€5,000.00	€36,500.00	
Level -1	Domestic Store 3	30.67	30.67	€31,500.00	€5,000.00	€36,500.00	
Level -2	45	40.41	40.41	€65,000.00	€5,000.00	€70,000.00	
Level -2	46	63.41	63.41	€100,000.00	€5,000.00	€105,000.00	
Level -2	47	37.79	37.79	€65,000.00	€5,000.00	€70,000.00	
Level -2	48	27.41	27.41	€65,000.00	€5,000.00	€70,000.00	
Level -2	49	32.19	32.19	€70,000.00	€5,000.00	€75,000.00	
Level -2	50	29.97	29.97	€90,000.00	€5,000.00	€95,000.00	
Level -2	51	23.78	23.78	€50,000.00	€5,000.00	€55,000.00	On Hold
Level -2	53	90.95	90.95	€105,000.00	€5,000.00	€110,000.00	
Level -2	Domestic Store 4	23.05	23.05	€31,500.00	€5,000.00	€36,500.00	
Level -2	Domestic Store 5	19.13	19.13	€31,500.00	€5,000.00	€36,500.00	
Level -2	Domestic Store 6	30.67	30.67	€31,500.00	€5,000.00	€36,500.00	

Apartments and Penthouses

Standard Finishing Specifications

External Envelope

- Construction of façades in limestone and Hollow Concrete Block (HCB) in accordance with approved drawings.
- Facade limestone walls: supply and installation of thermal insulation boards on the internal leaf (where applicable).
- Facade HCB walls: supply and installation of thermal insulation boards on the external leaf (where applicable).
- Rendered front façade finished in Silicato and “Fuq il-Fil” finish, as per approved drawings.
- Rendering of back façade, internal yards, back yards, service shafts, and lift shafts in GR1000 finish and paint.
- Exposed roofs (roof above penthouse and penthouse terraces) to include:
 - Concrete slab
 - Sand-cement fillet around slab perimeter
 - 50mm Thermaseal insulation and waterproofing
 - Backfilling to required falls using torba
 - 75mm concrete screed laid to falls
 - Chasing of expansion joints
 - Sand-cement fillet around exposed surface perimeter
 - Elastic fibre mesh over chased joints and perimeter
 - Cement-based waterproofing over expansion joints and perimeter
- Supply and application of cement-based waterproofing to all terraces, balconies, internal yards, and back yards.
- Supply and installation of travertine window-sills (20mm thick) to windows, balconies, and door thresholds.
- Trialco sliding white aluminium apertures with double glazing to front and back façades (where applicable).
- Export 60 hinged white aluminium apertures with double glazing to habitable rooms overlooking back facades (where applicable).
- Export 60 hinged white aluminium apertures with double glazing to habitable rooms overlooking shafts.
- Export 60 hinged white aluminium apertures with single opaque glazing to bathrooms.
- Supply and installation of railings as indicated on approved drawings.
- Supply and installation of façade light fittings.
- Terraces, balconies and internal shafts to be paved with non-slip gres tiles with matching skirting. Tile type to be uniform across the complex. Maximum tile size not to exceed 600mm x 600mm.
- Terraces, balconies and internal shafts floor drains.

Standard Finishing Specifications (Refer to layout plan/s)

- Supply and installation of 500-litre water tanks at roof level, including main supply and distribution drops to each apartment.
- Supply and installation of main drainage stacks, including gullies and preparation for WC connections within service shafts, connected to the main sewer.
- A 110mm drainpipe for the connection of apartment WC to the main stack, and two by 50mm drainpipes to gully are included.
- Preparation only for water and electricity single phase meters, including mains cabling to meter rooms and apartments. (applications for meters to be submitted by the purchaser).
- All internal floor areas (excluding bathrooms and ensuites) to be finished with gres tiles laid in a regular pattern, including matching skirting.
- Walls finished in gypsum plaster and two coats of white paint.
- Main water supply to kitchen and water point provided on all front terraces.
- Power and lighting installations to all rooms as indicated on plan.
- Power and drains of air-conditioning as indicated on plan.
- Installation of air-conditioning copper piping for units not located adjacent to the designated outdoor unit area.
- Data box and sleeve preparation as indicated on plan.
- Weatherproof socket outlet to each front terrace.
- Gas copper pipe preparation from front terrace to kitchen.
- Electrical preparation for submersible water pump.

Apartment Exclusions

- Bathrooms to be delivered in shell form.
- Bathroom services and drainage systems.
- Bathroom tiling and sanitary ware.
- Submersible water pump.
- Electric water heaters.
- Gypsum (plasterboard) ceilings.
- Internal doors.
- Light fittings.
- Insect screens.
- Air-conditioning units.

Apartments and Penthouses

Standard Finishing Specifications *(Continued)*

Other Provisions

- Compliance certification may be submitted by the Vendor on behalf of the purchaser; architect and Planning Authority fees are to be borne by the purchaser.
- Preparation of ARMS application forms for new water and electricity services to be carried out by the Vendor; applicable fees to be borne by the purchaser.

Common Parts (Apartments and Penthouses)

- Uniform timber main entrance doors to apartments.
- Internal apartment numbering.
- First, second, and third fix M&E services in common parts, including manholes, inspection holes, light fittings, and emergency lighting.
- Fire services in accordance with the approved Fire Safety Report.
- Plastering and painting of all common parts.
- Flooring, steps, and risers in common areas.
- Edging to lift jambs.
- Supply and installation of passenger lifts.
- Supply and installation of a shared stairlift for Blocks B & C.
- Main entrance doors to common parts.
- White aluminium railings to common parts.
- Aluminium apertures for roof access and service areas.
- Refuse room door.
- Supply and installation of hall porter system with voice feature only. Preparation will be made for video intercom; purchasers may upgrade directly with the supplier at their own cost.
- Letterboxes.
- Service cabinets.

All of the above, whether in terms of materials, colours, or products, are subject to change at the developer's discretion in the interest of the overall project.

Garages Standard Finishing Specifications

Garage Complex – Common Parts

- Supply and installation of first, second, and third fix M&E services in common parts, including gutters, manholes, cable trays, lighting to common driveways operated by motion sensors, and emergency lighting.
- Supply and installation of fire services in accordance with the approved Fire Safety Report.
- Plastering and painting of walls in garage common areas.
- Supply and installation of a remote-controlled main entrance/exit gate.
- Power-float finish to concrete floors.
- Ventilation grills

Garage Finishes (Internal)

- Casting of concrete floors with power-float finish.

Garage Exclusions (Internal)

- Garage doors.
- Supply of water and electricity to individual garages (washing of vehicles in garages or garage common areas is strictly prohibited).
- Internal plastering and painting of individual garage units.



Ground Floor Plan

Block	Apartment	Level	Estimated Internal Area m ²	Estimated External Area m ²	Bedrooms
A	1	Ground Floor	109.51	5.46	3
A	2	Ground Floor	108.43	9.86	2
A	3	Ground Floor	85.15	5.59	2
A	4	Ground Floor	126.48	12.39	2

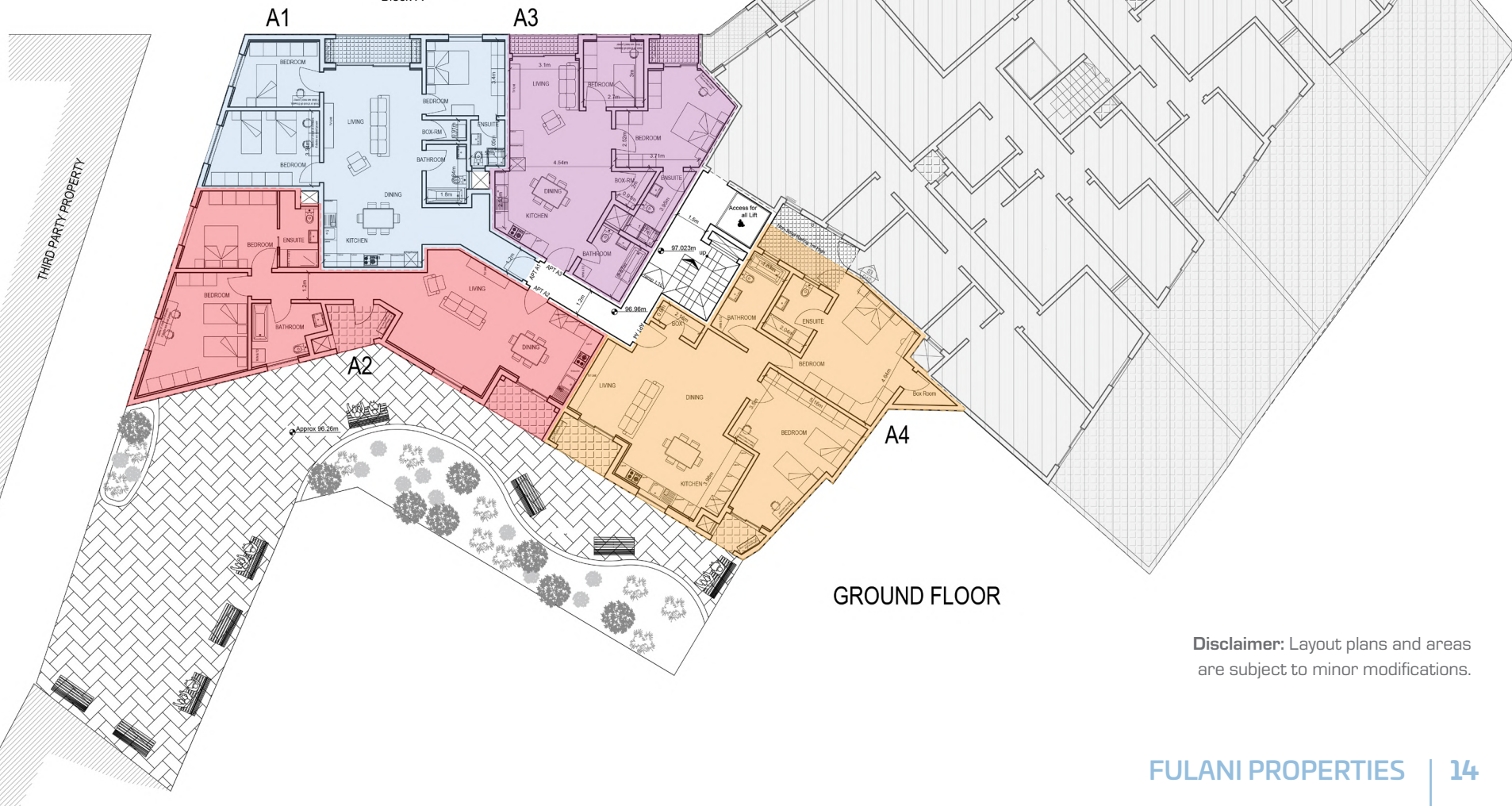
THIRD PARTY PROPERTY

TRIQ MICHAEL DEBONO

Honduras Residences
Block A

TRIQ PHILIP SAID

THIRD PARTY PROPERTY



Disclaimer: Layout plans and areas are subject to minor modifications.

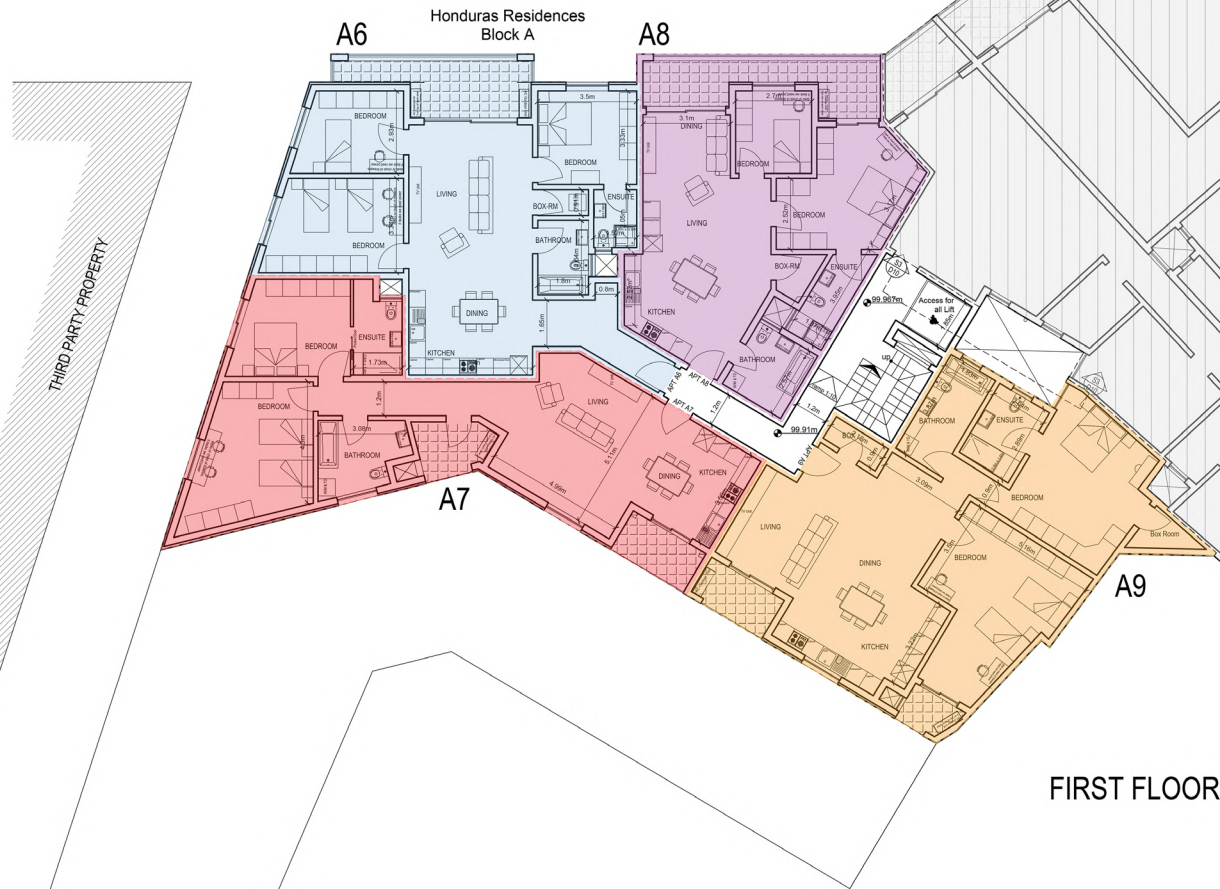
First Floor Plan

Block	Apartment	Level	Estimated Internal Area m ²	Estimated External Area m ²	Bedrooms
A	6	First Floor	109.56	12.66	3
A	7	First Floor	108.43	9.86	2
A	8	First Floor	85.10	14.36	2
A	9	First Floor	126.48	7.92	2

THIRD PARTY PROPERTY

TRIQ MICHAEL DEBONO

Honduras Residences
Block A



FIRST FLOOR

Disclaimer: Layout plans and areas are subject to minor modifications.

Second Floor Plan

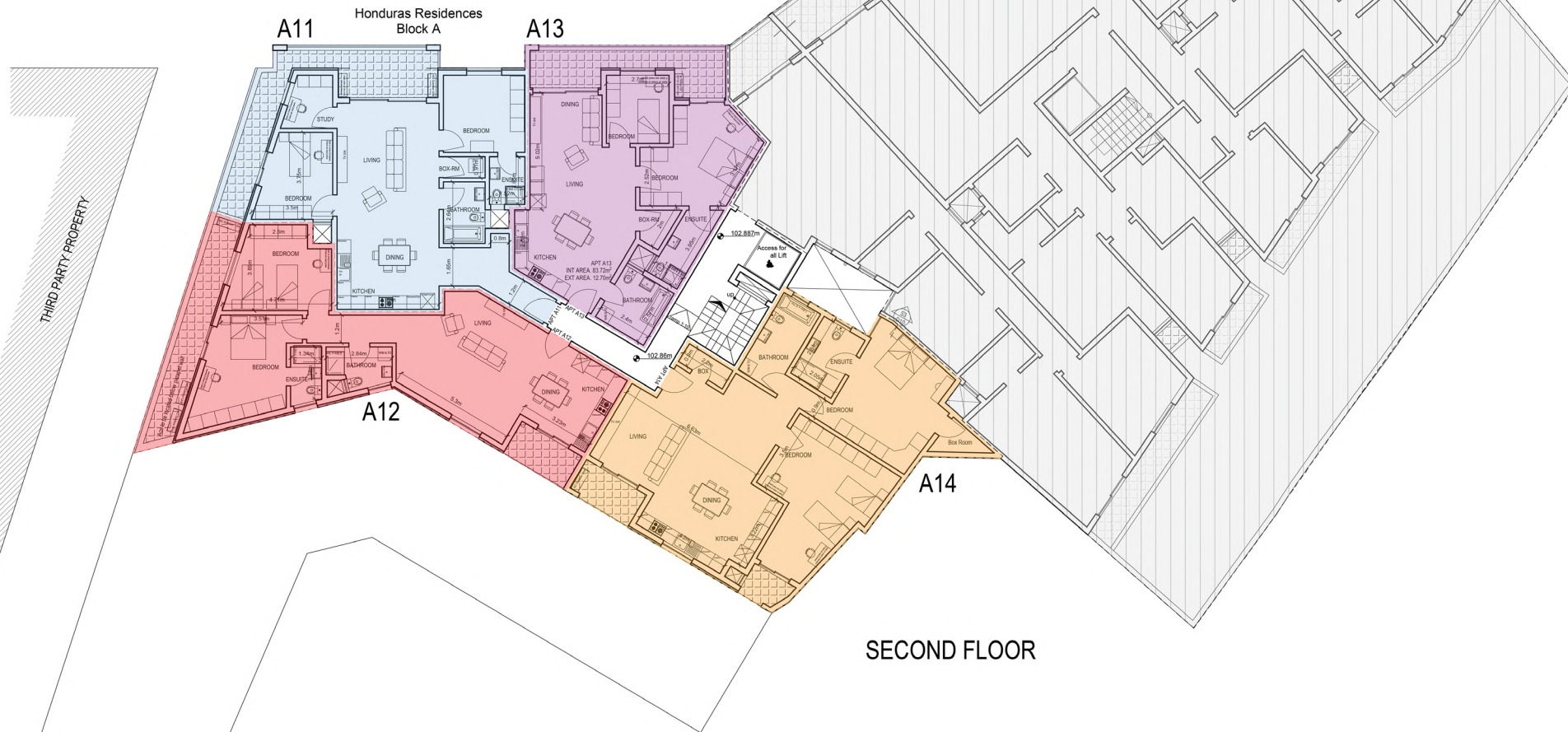
Block	Apartment	Level	Estimated Internal Area m ²	Estimated External Area m ²	Bedrooms
A	11	Second Floor	97.59	22.70	2+1 Study
A	12	Second Floor	99.15	20.79	2
A	13	Second Floor	85.10	14.36	2
A	14	Second Floor	126.48	7.92	2

THIRD PARTY PROPERTY

TRIQ MICHAEL DEBONO

TRIQ PHILIP SAID

THIRD PARTY PROPERTY



SECOND FLOOR

Third Floor Plan

Block	Apartment	Level	Estimated Internal Area m ²	Estimated External Area m ²	Bedrooms
A	16	Third Floor	156.24	40.62	4
A	17	Third Floor	103.00	14.34	3
A	18	Third Floor	126.48	7.92	2

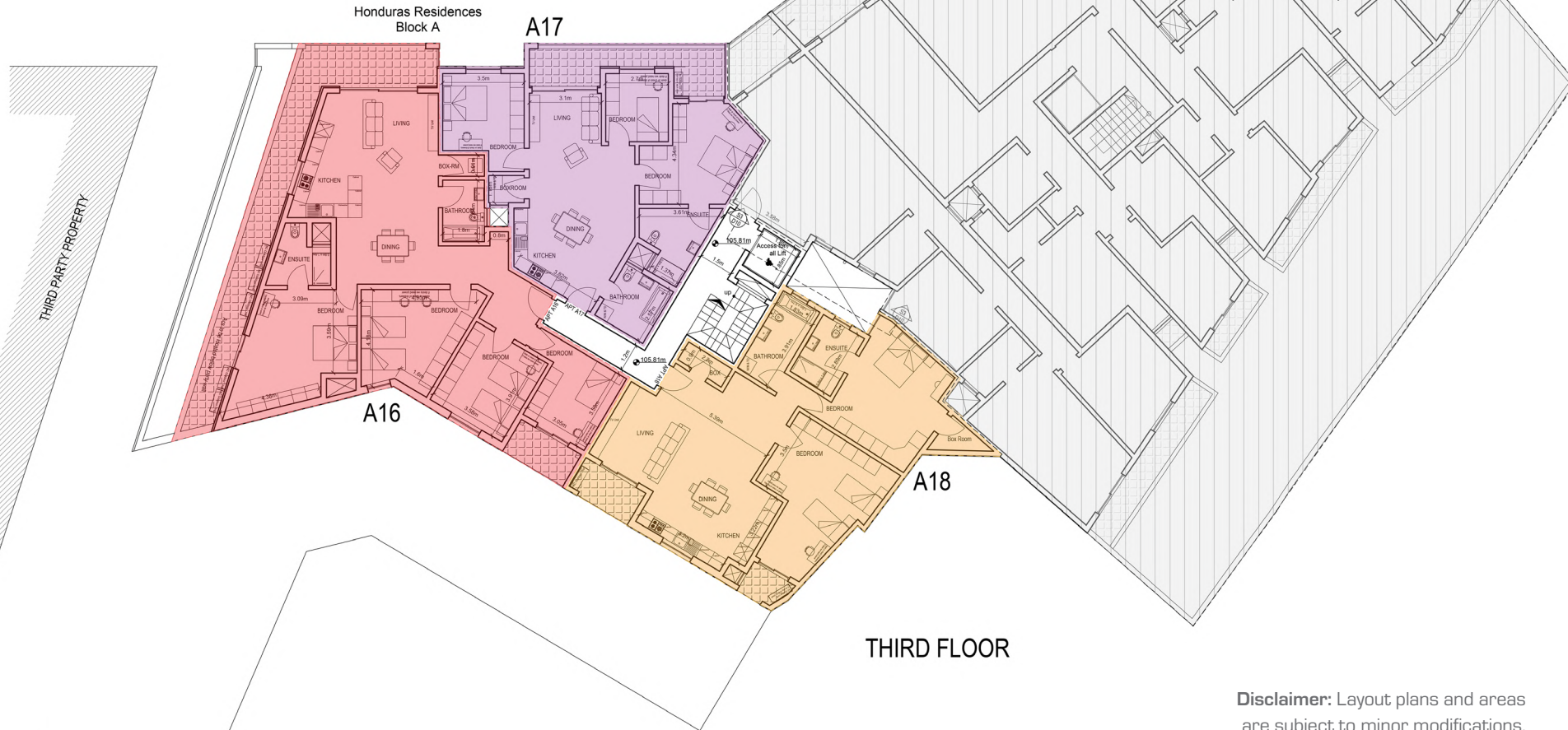
THIRD PARTY PROPERTY

TRIQ MICHAEL DEBONO

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Block A

TRIQ PHILIP SAID

THIRD PARTY PROPERTY



Disclaimer: Layout plans and areas are subject to minor modifications.

Penthouses Floor Plan

Block	Apartment	Level	Estimated Internal Area m ²	Estimated External Area m ²	Bedrooms
A	20	Penthouse	132.29	120.21	3
A	21	Penthouse	118.58	41.05	2

THIRD PARTY PROPERTY

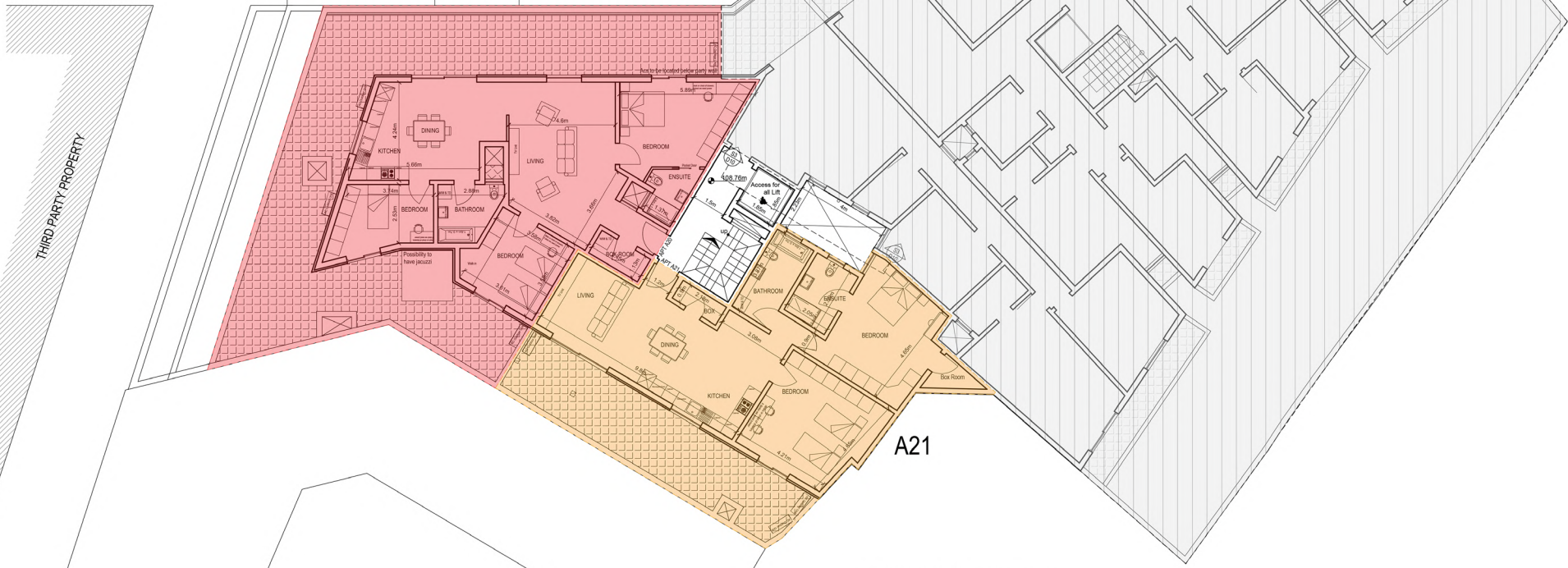
TRIQ MICHAEL DEBONO

Honduras Residences
Block A

A20

TRIQ PHILIP SAID

THIRD PARTY PROPERTY



THIRD PARTY PROPERTY

A21

PENTHOUSE LEVEL

Disclaimer: Layout plans and areas are subject to minor modifications.

FULANI®

BUILDING MEMORIES FOR LIFE

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