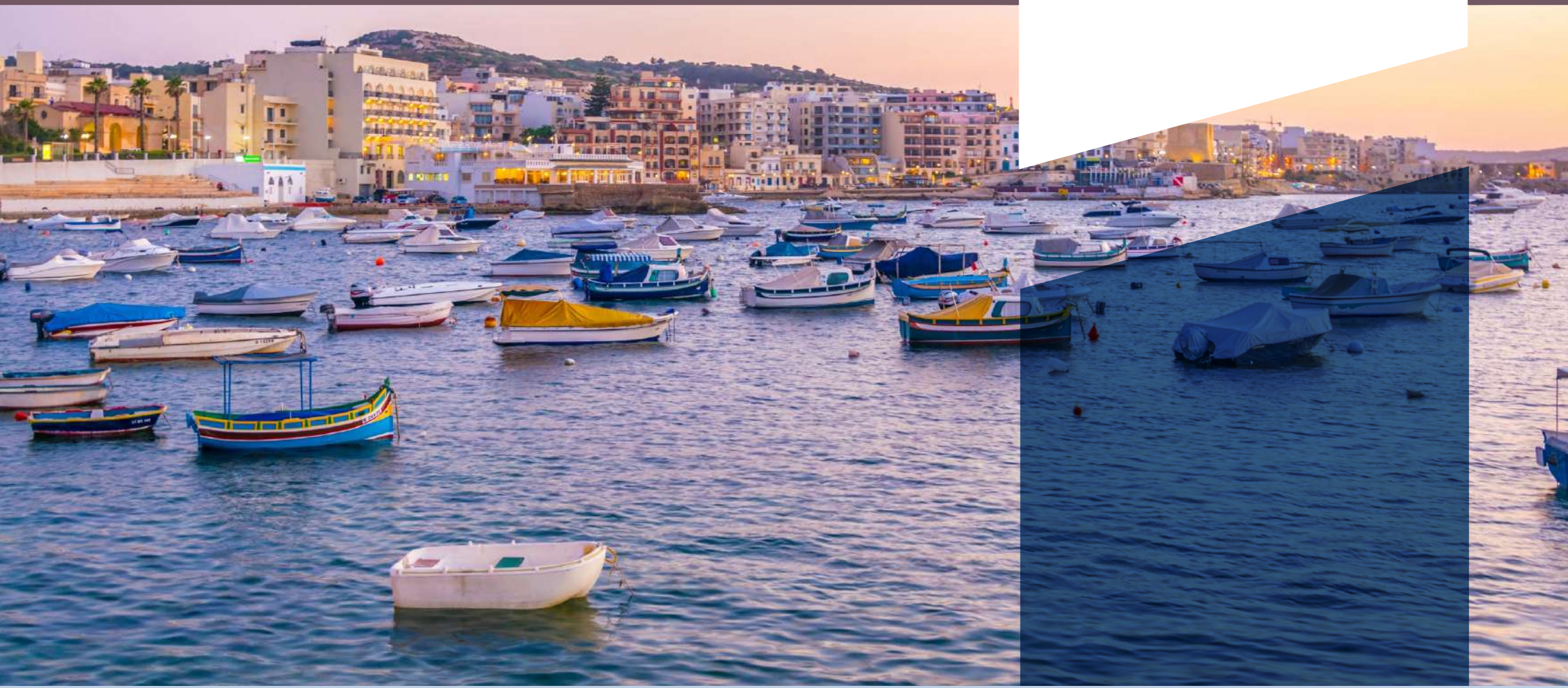
FORT RESIDENCES



FULANI®
BUILDING MEMORIES FOR LIFE

PENTHOUSES, APARTMENTS, GARAGES

Rev. 16-11-26

Modern Living in the **Heart** of St. Paul's Bay



Fulani Properties is pleased to announce the launch of **Fort Q**, a new residential development, strategically situated near Triq it-Turisti in St. Paul's Bay, offering unparalleled convenience and modern living. This thoughtfully designed block is situated in a vibrant and highly sought-after area, close to all essential amenities, including shops, supermarkets, pharmacies, and a variety of dining and entertainment options, all within walking distance.

This new development boasts a selection of spacious apartments and penthouses, designed to accommodate a range of lifestyle needs. **Each unit is delivered in shell form**, providing homeowners with the flexibility to customize their interiors to suit their personal tastes and requirements. The project also includes meticulously finished common areas and external finishes.

Whether you are seeking a permanent residence or an investment opportunity, this prime development by Fulani Properties offers an outstanding combination of location, quality, and value in one of Malta's most dynamic coastal regions.

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A Place to Call **Home**



Delivered in Shell Form

February 2027

Finished (External envelope)

December 2027

Planning Authority

PA 7762/24 and PA 5970/21



APARTMENTS - Block A

Block	Apartment. No.	Level	Designed as per CRPD guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms	Shell Form Price Euro	Common Parts Contribution Euro	Total Price Euro	Availability
A	1	Ground floor		51.58	17.00	1	€ 266,000	€ 12,000	**€ 278,000**	On Hold
A	2	Ground floor		58.64	44.06	1	€ 273,000	€ 12,000	**€ 285,000**	On Hold
A	3	Level 1		51.78	6.94	1	€ 220,000	€ 12,000	**€ 232,000**	On Hold
A	4	Level 1		81.12	11.29	2	-	-	-	**SOLD**
A	5	Level 1		85.57	6.69	2	-	-	-	**SOLD**
A	6	Level 2		51.78	6.94	1	€ 225,000	€ 12,000	**€ 237,000**	On Hold
A	7	Level 2		81.12	11.29	2	-	-	-	**SOLD**
A	8	Level 2		85.57	6.69	2	-	-	-	**SOLD**
A	9	Level 3		51.78	6.94	1	€ 230,000	€ 12,000	**€ 242,000**	On Hold
A	10	Level 3		81.12	11.29	2	-	-	-	**SOLD**
A	11	Level 3		85.57	6.69	2	-	-	-	**SOLD**
A	12	Level 4		51.78	6.94	1	€ 235,000	€ 12,000	**€ 247,000**	On Hold
A	13	Level 4		81.12	11.29	2	-	-	-	**SOLD**
A	14	Level 4		85.57	6.69	2	-	-	-	**SOLD**
A	15	Level 5		51.78	6.94	1	€ 240,000	€ 12,000	**€ 252,000**	On Hold
A	16	Level 5		81.12	11.29	2	-	-	-	**SOLD**
A	17	Level 5		85.57	6.69	2	-	-	-	**SOLD**
A	18	Level 6		51.78	6.94	1	€ 245,000	€ 12,000	**€ 257,000**	On Hold
A	19	Level 6		81.12	11.29	2	-	-	-	**SOLD**
A	20	Level 6		85.57	6.69	2	-	-	-	**SOLD**
A	21	Level 7		104.43	75.12	2	-	-	-	**SOLD**

APARTMENTS - Block B AND MAISONETTE

Block	Apartment No.	Level	Designed as per CRPD guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms	Shell Form Price Euro	Common Parts Contribution Euro	Total Price Euro	Availability
B	1	Ground floor	Yes	122.26	63.51	3	€ 400,000	€ 12,000	€ 412,000	On Hold
B	2	Level 1		88.11	6.69	2	-	-	-	SOLD
B	3	Level 1	Yes	120.65	13.70	3	-	-	-	SOLD
B	4	Level 2		88.11	6.69	2	-	-	-	SOLD
B	5	Level 2	Yes	120.65	13.70	3	-	-	-	SOLD
B	6	Level 3		88.11	6.69	2	-	-	-	SOLD
B	7	Level 3	Yes	120.65	13.70	3	-	-	-	SOLD
B	8	Level 4		88.11	6.69	2	-	-	-	SOLD
B	9	Level 4	Yes	120.65	13.70	3	-	-	-	SOLD
B	10	Level 5		88.11	6.69	2	-	-	-	SOLD
B	11	Level 5	Yes	120.65	13.70	3	-	-	-	SOLD
B	12	Level 6		88.11	6.69	2	-	-	-	SOLD
B	13	Level 6	Yes	120.65	13.70	3	-	-	-	SOLD
B	14	Level 7		99.34	21.30	2	-	-	-	SOLD
B	15	Level 7	Yes	117.03	17.08	3	€ 475,000	€ 12,000	€ 487,000	
MAI	1	Ground floor		149.58	25.99	3	€ 400,000	€ 12,000	€ 412,000	

GARAGES

Number	Level	Car Spaces	Shell Form Price Euro	Common Parts Contribution Euro	Total Price Euro	Availability
1	Basement -1	1	€ 50,000	€ 2,500	€ 52,500	On Hold
2	Basement -1	1	€ 50,000	€ 2,500	€ 52,500	On Hold
3	Basement -1	1	€ 50,000	€ 2,500	€ 52,500	On Hold
4	Basement -1	1	€ 50,000	€ 2,500	€ 52,500	On Hold
5	Basement -1	1	€ 55,000	€ 2,500	€ 57,500	On Hold
6	Basement -1	1	€ 55,000	€ 2,500	€ 57,500	On Hold
7	Basement -1	1	€ 65,000	€ 2,500	€ 67,500	On Hold
8	Basement -1	3	€ 152,000	€ 2,500	€ 155,000	On Hold
9	Basement -2	1	€ 45,000	€ 2,500	€ 47,500	
10	Basement -2	1	-	-	-	SOLD
11	Basement -2	1	€ 45,000	€ 2,500	€ 47,500	
12	Basement -2	1	€ 45,000	€ 2,500	€ 47,500	
13	Basement -2	1	€ 50,000	€ 2,500	€ 52,500	
14	Basement -2	1	-	-	-	SOLD
15	Basement -2	1	-	-	-	SOLD
16	Basement -2	2	-	-	-	SOLD
17	Basement -3	1	-	-	-	SOLD
18	Basement -3	1	€ 40,000	€ 2,500	€ 42,500	
19	Basement -3	1	€ 40,000	€ 2,500	€ 42,500	
20	Basement -3	1	€ 40,000	€ 2,500	€ 42,500	
21	Basement -3	1	€ 45,000	€ 2,500	€ 47,500	
22	Basement -3	1	€ 60,000	€ 2,500	€ 62,500	
23	Basement -3	1	€ 55,000	€ 2,500	€ 57,500	
24	Basement -3	2	€ 80,000	€ 2,500	€ 82,500	
25	Basement -3	1	€ 70,000	€ 2,500	€ 72,500	

Triq It-Turisti c/w Triq Iċ-Ċern, San Pawl il-Baħar



Penthouses, Apartments & Maisonette Are Sold In Shell Form
External Envelope And Common Parts Are Finished By Vendor

General Finishing Specifications:

- Construction of façade as required in approved drawings;
- Rendered front façade in a Silicato finish;
- Rendering of back façade, internal and back yards, service shafts and lift shafts in GR1000 and paint;
- Exposed roofs: (Roof above penthouse and penthouse terraces): Concrete slab + sand cement fillet around perimeter of slab + 50mm thermaseal insulation and waterproofing + backfilling to attain the required slope using torba + 75mm of concrete screed laid to falls + chasing of expansion joints + sand cement fillet around perimeter of exposed surface + elastic fiber mesh on top of chased joint and perimeter of exposed surface + cement based waterproofing on top of expansion joints and around perimeter;
- Supply and laying of cement-based waterproofing in all terraces, balconies, internal yards and back yards;
- Supply and installation of Sills (Travertine 2mm) in windows, balconies and doorways;
- Trialco, sliding, white, aluminium apertures double glazing– Front and back façade;
- Export 60, hinged, white, aluminium Apertures, double glazing for any habitable rooms overlooking shafts;
- Export 60, hinged, white, aluminium apertures, single glazing, opaque for bathrooms;
- White aluminium railings and screening for services as indicated in the drawings;
- Supply and laying of floor tiles and round edge skirting in all external areas; Type of tile to be common for all block. Size of tile not exceeding 60cm x 60cm;
- Balcony railings;
- Supply and installation of timber main door to apartments;
- Supply and installation of internal door numbering for each apartment;
- Supply and installation of 500L water tanks at roof level including supply of mains and drops to each apartment;
- Supply and installation of façade light fittings;
- Supply and installation of hall porter with voice feature only. Preparation will be made for intercom with video feature as well and the purchaser will have option to upgrade the intercom at his/her own cost;
- Preparation only for water and electricity meters including mains cable to meter room and apartments;
- Drainpipes main stack including gullies and preparation of WC connection in service shafts including connection to main sewer. Connection of apartment WC to main stack and coring /making good of shaft not included;
- All Apartment interiors will be left in shell form.

Apartments Exclusions:

- Apartment interior finishing;
- Insect screens in all apertures;
- Compliance certification. This can be submitted by the Vendor on your behalf; Architect and Planning Authority costs to be borne by purchaser;
- Preparation of ARMS application form for new Water and Electric services will be prepared by Vendor. Applicable costs to be borne by purchaser.

Garages Finishes:

- Casting of concrete floor in the garage with brush finish.

Garages Exclusions:

- Garage doors;
- Supply of water and electricity in garages;
- Internal plastering and painting of individual garage units.

Block A & Block B Common Parts & Garage Complex:

- Supply and installation of First, Second and Third Fix of M&E Services in common parts, including gutters, manholes, cable trays, light fittings and emergency lights;
- Supply and installation of Fire Services as per approved Fire report;
- Plastering and painting of common parts including garage common parts;
- Supply and laying of flooring, steps and risers in the common parts;
- Supply and installation of edging to lift jambs;
- Formation of sumps for lifts and any pumps required;
- Supply and installation of lifts;
- Supply and installation of glass and aluminium main door to common parts;
- Supply and installation of while aluminium railings for common parts;
- Supply and installation of aperture to access roof;
- Supply and installation of hall porter;
- Supply and installation of letter boxes;
- Services cabinets;
- Supply and installation of main garage ramp door.



The Best Journey Always Takes Us **Home**

GROUND Floor Plan

Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	1	Ground Floor		51.58	17.00	1
A	2	Ground Floor		58.64	44.06	1
B	1	Ground Floor	Yes	122.26	63.51	3
MAI	1	Ground Floor		149.58	25.99	3



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

FIRST Floor Plan

Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	3	Level 1		51.78	6.94	1
A	4	Level 1		81.12	11.29	2
A	5	Level 1		85.57	6.69	2
B	2	Level 1		88.11	6.69	2
B	3	Level 1	Yes	120.65	13.70	3



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

SECOND Floor Plan

Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	6	Level 2		51.78	6.94	1
A	7	Level 2		81.12	11.29	2
A	8	Level 2		85.57	6.69	2
B	4	Level 2		88.11	6.69	2
B	5	Level 2	Yes	120.65	13.70	3



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

THIRD Floor Plan

Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	9	Level 3		51.78	6.94	1
A	10	Level 3		81.12	11.29	2
A	11	Level 3		85.57	6.69	2
B	6	Level 3		88.11	6.69	2
B	7	Level 3	Yes	120.65	13.70	3



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

FOURTH Floor Plan

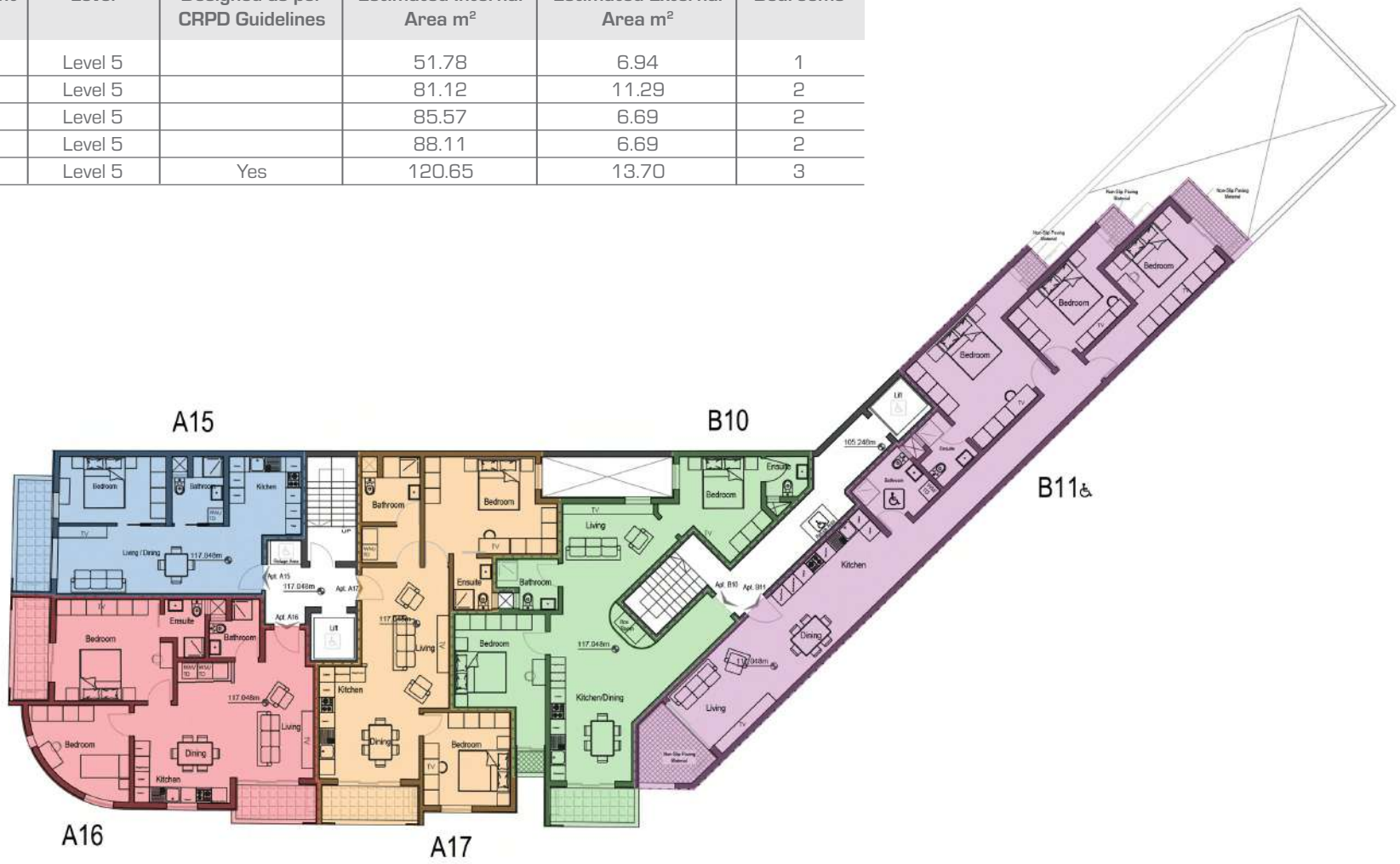
Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	12	Level 4		51.78	6.94	1
A	13	Level 4		81.12	11.29	2
A	14	Level 4		85.57	6.69	2
B	8	Level 4		88.11	6.69	2
B	9	Level 4	Yes	120.65	13.70	3



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

FIFTH Floor Plan

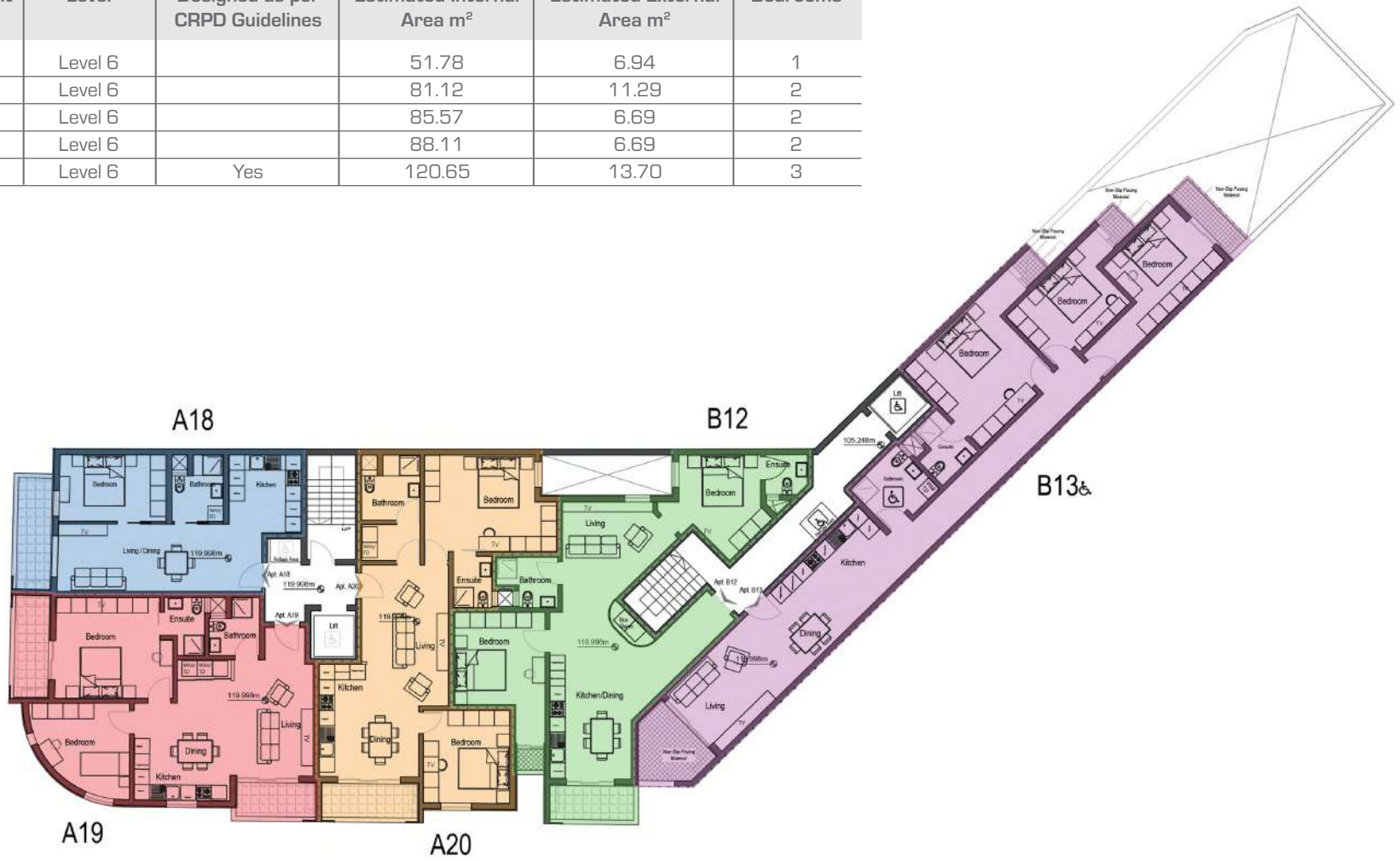
Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	15	Level 5		51.78	6.94	1
A	16	Level 5		81.12	11.29	2
A	17	Level 5		85.57	6.69	2
B	10	Level 5		88.11	6.69	2
B	11	Level 5	Yes	120.65	13.70	3



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

SIXTH Floor Plan

Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	18	Level 6		51.78	6.94	1
A	19	Level 6		81.12	11.29	2
A	20	Level 6		85.57	6.69	2
B	12	Level 6		88.11	6.69	2
B	13	Level 6	Yes	120.65	13.70	3



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

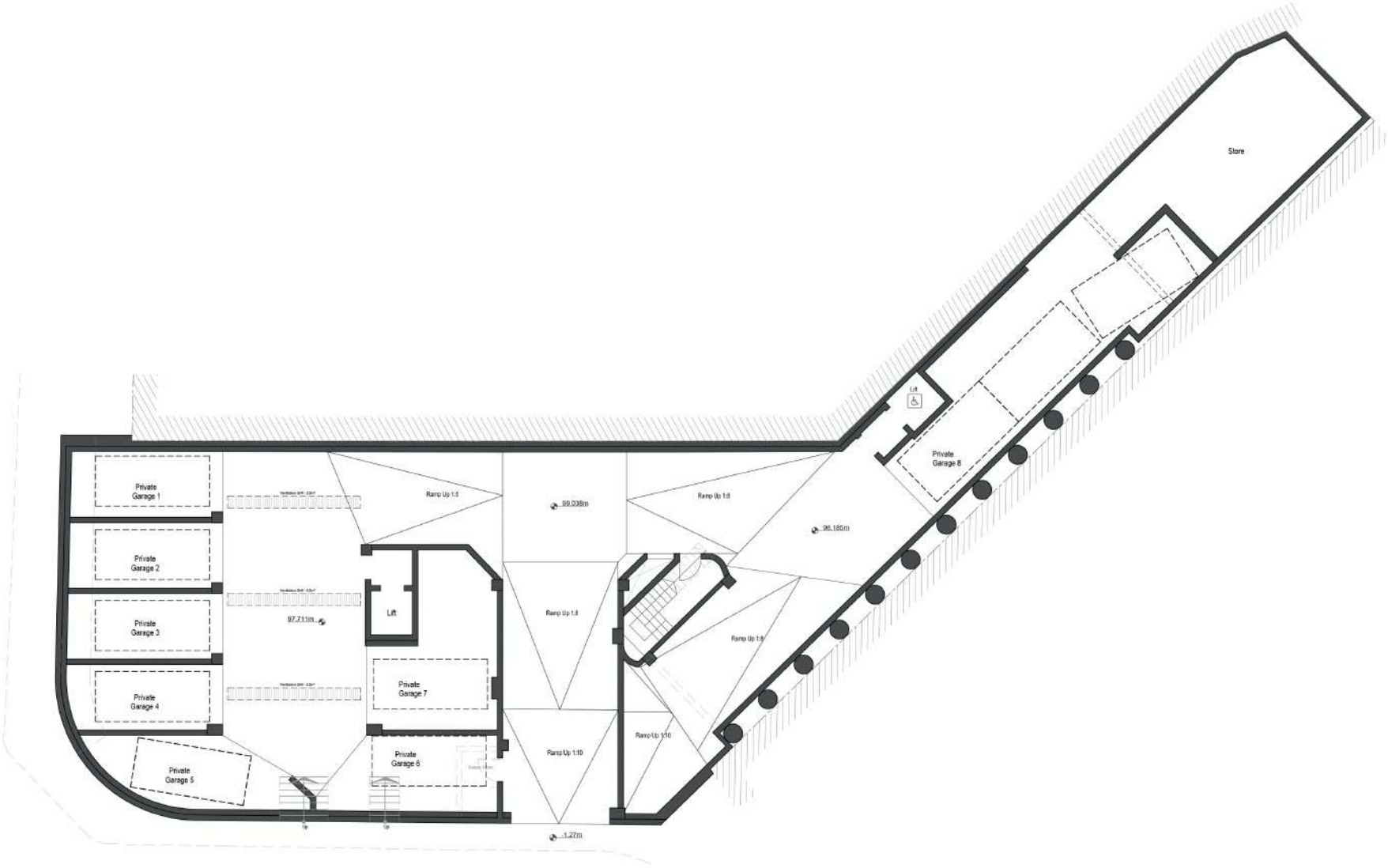
SEVENTH Floor Plan

Block	Apartment	Level	Designed as per CRPD Guidelines	Estimated Internal Area m²	Estimated External Area m²	Bedrooms
A	21	Level 7		104.43	75.12	2
B	14	Level 7		99.34	21.30	2
B	15	Level 7	Yes	117.03	17.08	3



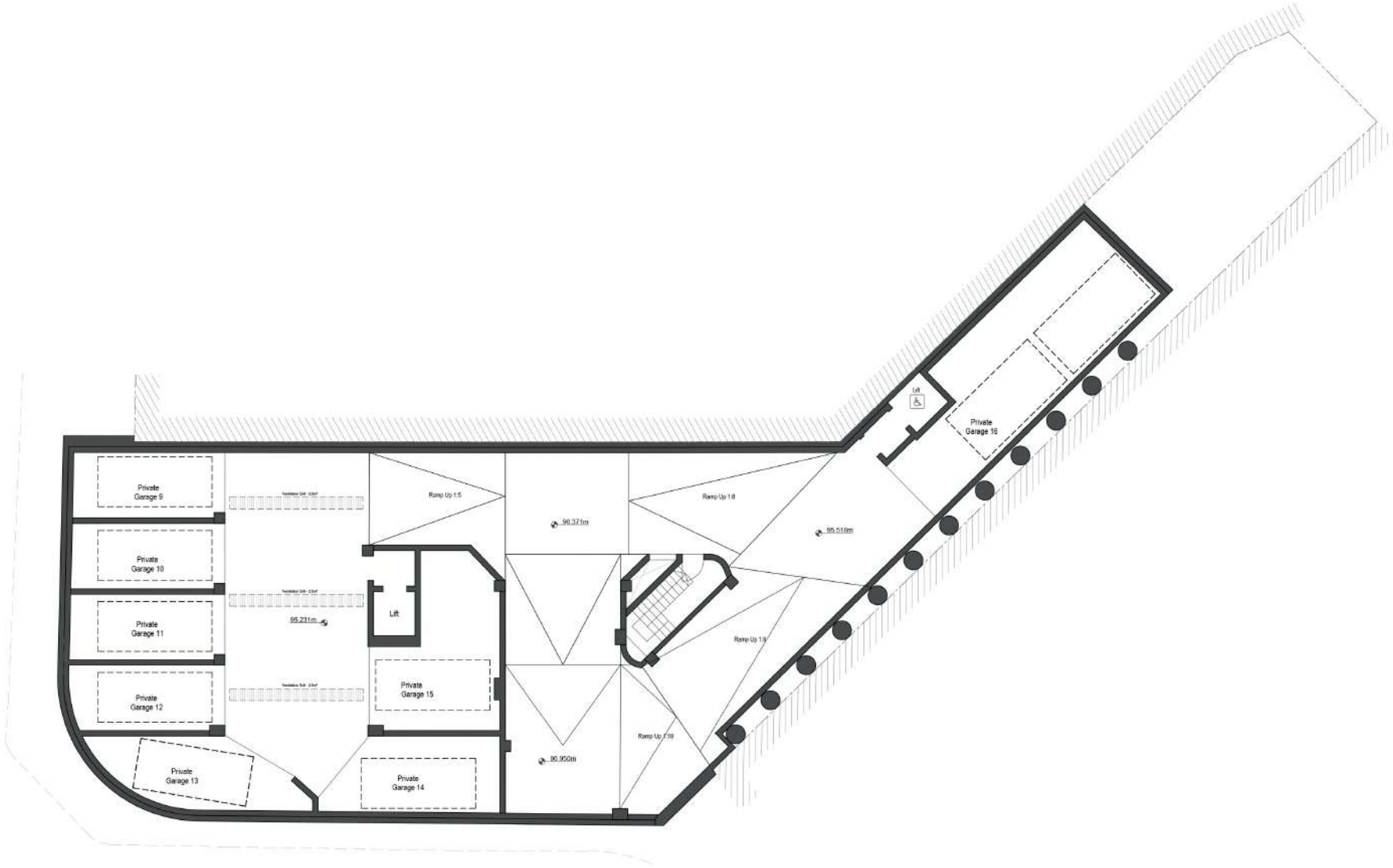
Disclaimer: *Layout plans and areas are subject to minor modifications.*

BASEMENT -1 Floor Plan



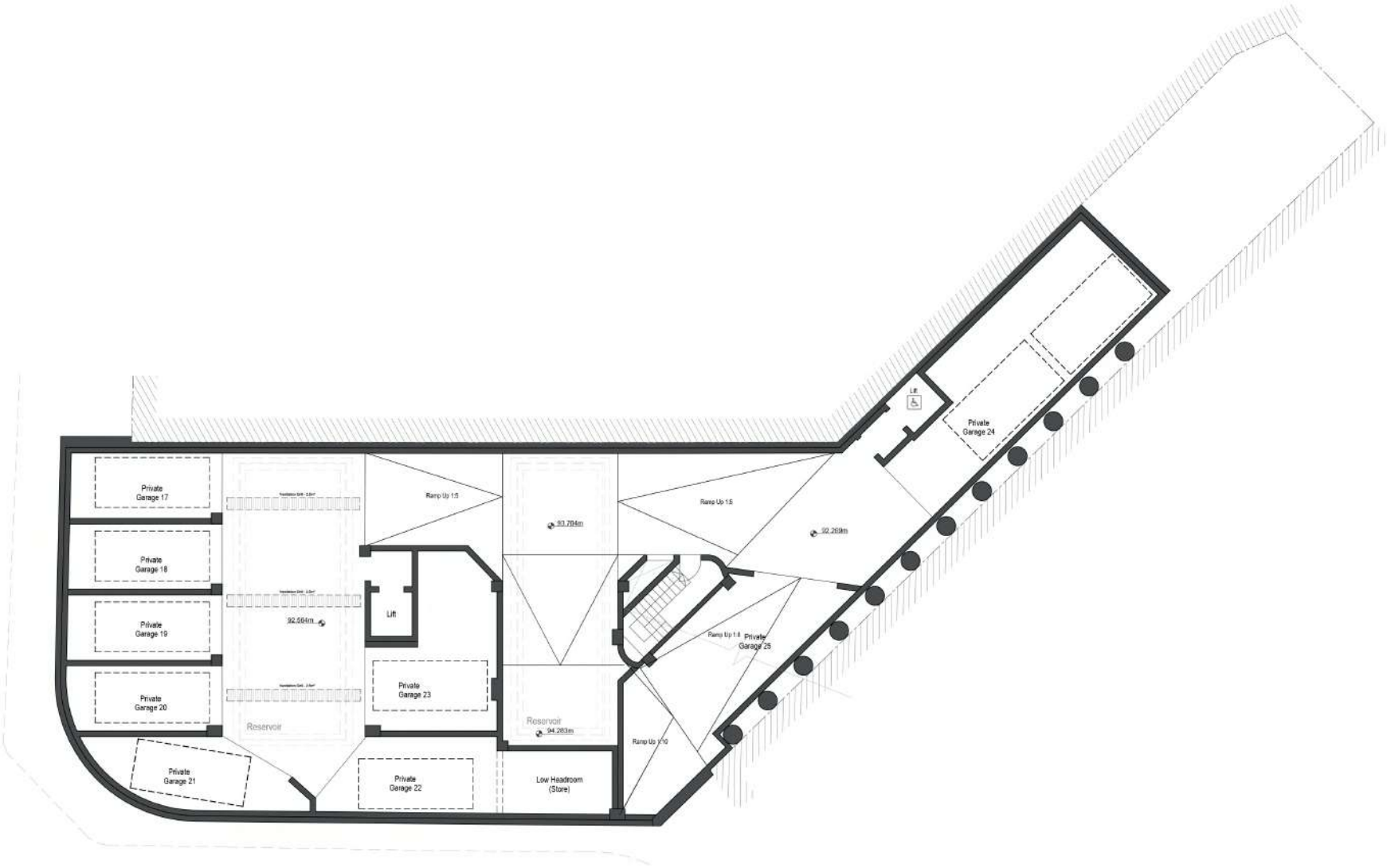
Disclaimer: *Layout plans and areas are subject to minor modifications.*

BASEMENT -2 Floor Plan



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

BASEMENT -3 Floor Plan



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

FULANI®

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