

C'EST LA VIE

APARTMENTS / BALZAN

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Project

Start: November 2025

End: Mid 2027

C'est La Vie is a premium design that unites modern architecture with the comfort and quality required for daily living.

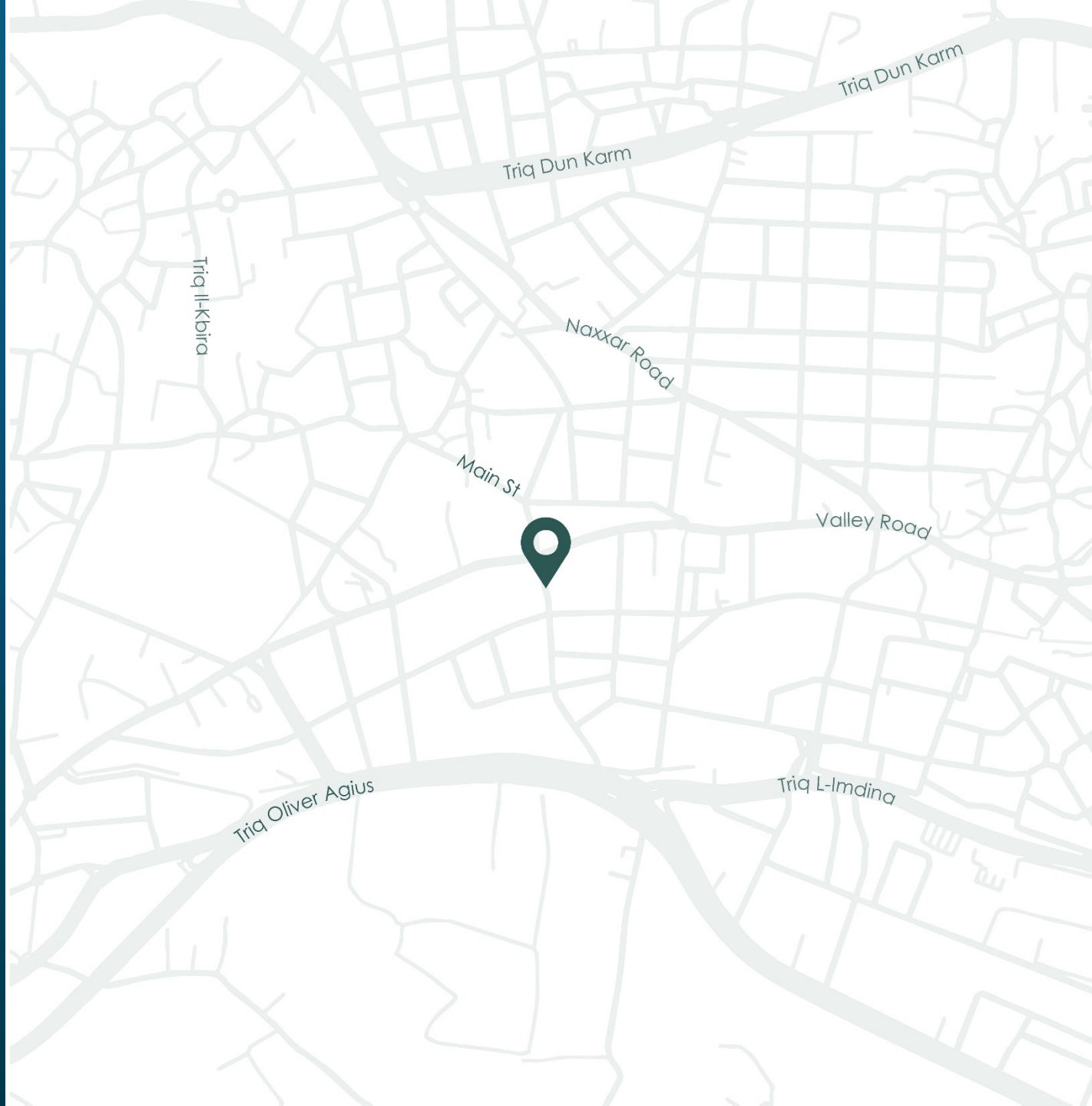
The development offers a carefully planned selection of apartments and penthouses, each finished to high standards and designed to maximise natural light and outdoor space. With lift access throughout the block and insulated apertures that ensure energy efficiency and comfort.

Spacious terraces and open-plan layouts make C'est La Vie ideal for those who value both comfort and style. Conveniently located close to daily amenities yet set within a peaceful area in Balzan, this project is perfectly suited for first-time buyers, families, and investors looking for a long-term opportunity in one of Malta's most sought-after regions.



SITE LOCATION

Triq San
Frangisk, Balzan,
Malta



C'EST LA VIE



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C'EST LA VIE



C'EST LA VIE



C'EST LA VIE



C'EST LA VIE



C'EST LA VIE

Penthouse
Living Room



C'EST LA VIE

Penthouse

Living Room



C'EST LA VIE



Penthouse

Living Room

C'EST LA VIE



Penthouse

Living Room

C'EST LA VIE

Penthouse

Living Room



C'EST LA VIE

Penthouse
Bedroom



C'EST LA VIE

Penthouse
Bedroom



C'EST LA VIE

Penthouse
Bedroom



C'EST LA VIE

Penthouse

Bedroom



C'EST LA VIE

Penthouse
Bathroom



C'EST LA VIE

Penthouse

Bathroom



C'EST LA VIE

Apartment Type 01

Living Room



C'EST LA VIE

Apartment Type 01
Living Room



C'EST LA VIE

Apartment Type 01
Living Room



C'EST LA VIE

Apartment Type 01

Living Room



C'EST LA VIE

Apartment Type 02

Living Room



C'EST LA VIE



Apartment Type 02
Living Room

C'EST LA VIE

Apartment Type 02
Living Room



C'EST LA VIE

Apartment Type 02
Living Room



C'EST LA VIE

Apartment
Bedroom



C'EST LA VIE

Apartment
Bedroom



C'EST LA VIE

Apartment

Bedroom



C'EST LA VIE

Apartment

Bathroom



C'EST LA VIE

Apartment
Bathroom



C'EST LA VIE

Apartment
Bathroom



C'EST LA VIE

Furniture Layout



Ground Floor Plan

C'EST LA VIE

Furniture Layout



Typical Floor Plan

C'EST LA VIE

Furniture Layout



Penthouse Floor Plan

Unit Overview and Pricing

Apartments	Bedrooms	Bathrooms	Total sqm	Internal sqm	External sqm	Price
C'est la Vie - Apartment 1	3	4	129	117	12	€ 395,000
C'est la Vie - Apartment 2	3	4	126	113	13	€ 390,000
C'est la Vie - Apartment 3	3	4	129	117	12	€ 400,000
C'est la Vie - Apartment 4	3	4	126	113	13	€ 405,000
C'est la Vie - Apartment 5	3	4	129	117	12	€ 420,000
C'est la Vie - Apartment 6	3	4	126	113	13	SOLD
C'est la Vie - Maisonette 1	3	4	137	112	25	€ 470,000
C'est la Vie - Maisonette 2	3	4	145	119	26	SOLD
C'est la Vie - Penthouse 7	2	2	108	92	16	SOLD
C'est la Vie - Penthouse 8	2	2	133	83	50	€ 540,000

Garages & Car Spaces	Car Space					Price
Garage 1	2 Car + Storage					€ 90,000
Car Space 1	1					€ 38,000
Car Space 2	1					€ 34,000
Car Space 3	1					€ 34,000
Car Space 4	1					€ 34,000
Car Space 5	1					€ 38,000

Electricity & Data

The electrical and data fittings and installation materials used in these residential units are of high quality. All materials meet recognised safety standards such as IEC and CE standards, ensuring long-lasting performance, energy efficiency, and enhanced protection against short circuits, overheating, and wear and tear.

Plumbing System

The residential units are equipped with a high-quality press-fit plumbing system that meets stringent EU standards. Pipes are made from multilayer composite or copper, compliant with EN ISO 21003 and EN 1057. Precision-engineered press-fit fittings, typically made of aluminium, ensure strong, permanent, leak-proof joints. The system is ideal for both hot and cold water, offering excellent resistance to pressure, temperature, and corrosion. All materials are certified for potable water use and ensure safe, hygienic, and durable plumbing installations.

Drainage and Rainwater system

High-quality, durable, PVC drainage pipes designed for efficient wastewater flow and long-lasting performance.

Water Tank

500 litres bowser type heavy duty water tank.

Stairs in Common Area

- High-Quality Marble will be used for the internal staircase including chamfered edges and skirting.
- LED light fittings in the common areas will be installed with a push-button timer and motion sensor including emergency lights.
- Fire Alarm Safety System

Lift

- Lift installation in accordance with E.U. safety regulations and standards
- Steel designer finish cabin and doors finished in stainless steel, with Marble or PVC flooring, interior lighting, aluminium trimmings, forced ventilation, infrared door sensors, emergency evacuation device, and auto dialler.
- Powered by 415 Volts – 3 Phase, including main distribution box, Salvavita (RCD), etc.
- Manufactured according to EEC standards (EN 81.2 / 95/16/CE)
- Includes a 2-year warranty, subject to a maintenance agreement with the supplier.

Floor Tiles

- Floor tiles W60cm x L60cm gress floor tiles including skirting to be chosen from high-quality selected range. To be chosen by client.

Apertures

- Aluminium or PVC thermal break apertures with double glazed glass.
- Motorised gate or door including remote control and all necessary safety features (main drive only).

Railings

- Aluminium, steel, or glass handrails will be installed for balconies, in accordance with the approved Planning Authority permit.
- Aluminium handrail to be installed for the internal staircase.

Painting and Plastering

- Façade to be rendered with Marble and GR1000, and finished in silicato according to the colour scheme selected by the architect and approved by the Planning Authority. Internal shaft walls will be plastered with GR1000 and painted with two coats of white plastic emulsion paint.
- Internal apartment walls will be finished with two coats of gyps' plaster and delivered to the purchaser ready for painting.

Outdoor

- Non-slip outdoor gress floor tiles will be selected by the developer.

A/C Units

- Drain and double pole power connections will be provided in bedrooms, kitchen, and dining areas.

Common Area

- Letterboxes will be installed in the common area.
- Video Intercom System will be installed.

CONTACT DETAILS

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