

# NARBONNE COURT

APARTMENTS / BALZAN



PRIMEHOMES MALTA

# NARBONNE COURT

APARTMENTS / **BALZAN**

## Project

Start: November 2025

End: Mid 2027

**Narbonne** is a contemporary residential development designed to offer comfort, practicality, and long-term value in a highly central location.

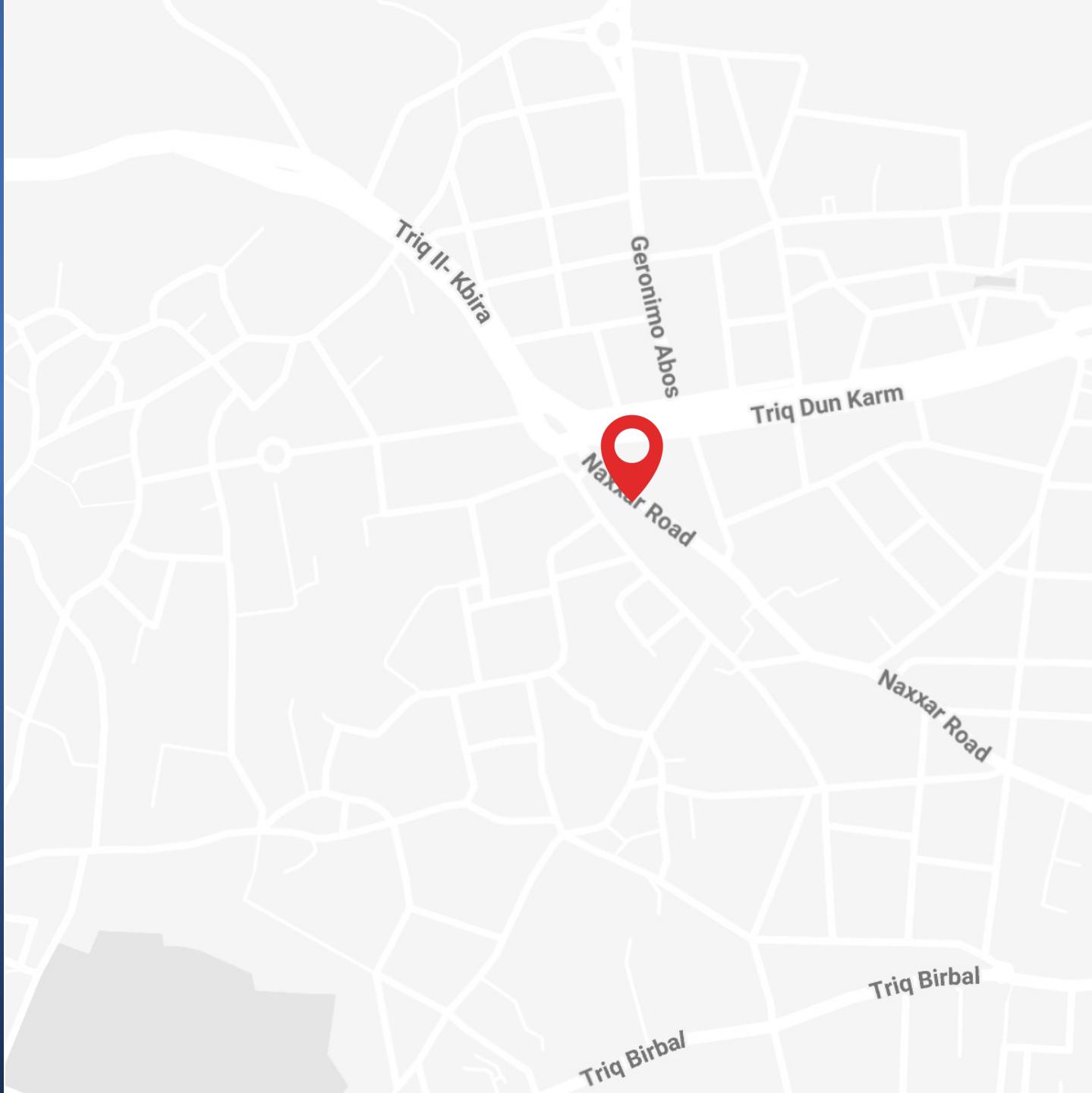
The block features a thoughtfully planned selection of apartments, all forming part of a well-insulated development with lift access throughout. Designed with modern living in mind, Narbonne incorporates insulated apertures, walls, and roofs to ensure improved energy efficiency and year-round comfort. Interconnected garages add convenience and functionality for residents.

Ideally located close to all daily amenities and set within a sought-after area bordering Balzan and Birkirkara, Narbonne is perfectly suited for first-time buyers and investors seeking a smart property opportunity in one of Malta's most desirable central locations.



## SITE LOCATION

Naxxar Road &  
Valley Road,  
Balzan, Malta



# NARBONNE COURT

NAXXAR ROAD



# NARBONNE COURT

NAXXAR ROAD



# NARBONNE COURT

NAXXAR ROAD



# NARBONNE COURT

VALLEY ROAD



# NARBONNE COURT

VALLEY ROAD



# NARBONNE COURT



Penthouse

Living Room

# NARBONNE COURT

Penthouse

Living Room



# NARBONNE COURT



Penthouse

Living Room



# NARBONNE COURT

Penthouse

Living Room



# NARBONNE COURT

Penthouse

Living Room



# NARBONNE COURT

Penthouse

Bedroom



# NARBONNE COURT

Penthouse

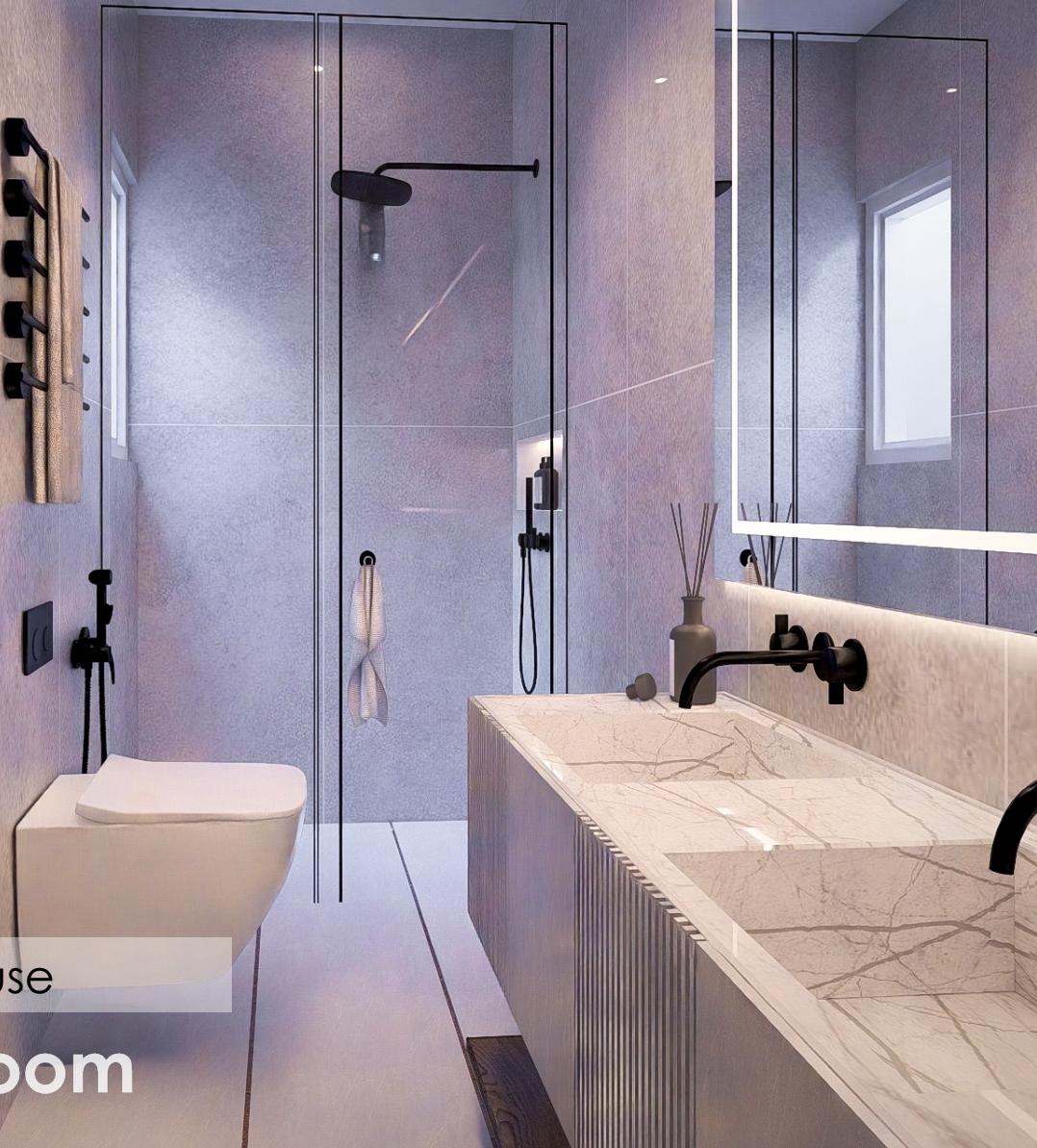
Bedroom



# NARBONNE COURT

Penthouse

Bathroom



# | NARBONNE COURT

Unit 12  
Living Room



# NARBONNE COURT



Unit 12

Living Room

# NARBONNE COURT



Unit 12

Living Room

# NARBONNE COURT



Unit 12

Living Room

# NARBONNE COURT

Unit 12

Bedroom



# NARBONNE COURT

Unit 12

Bedroom



# NARBONNE COURT

Unit 12

Bathroom



# NARBONNE COURT

Unit 11

Living Room



# NARBONNE COURT



Unit 11

Living Room



# NARBONNE COURT

Unit 11

Living Room



# NARBONNE COURT



Unit 11

Balcony

# NARBONNE COURT

Unit 11

Bathroom



# NARBONNE COURT



Unit 11

Bathroom



# NARBONNE COURT

Unit 11

Bedroom



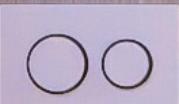
# NARBONNE COURT

Unit 11

Bedroom



NARBONNE COURT



Unit 11

Ensuite



## **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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