



Strickland
HOUSE

PROJECT *SPECIFICATIONS*



THE BUILDING

Location

The site comprises an area of approximately 1,500 m² occupying almost half of the block located between St Paul's Street, Melita Street and St Ursula Street in Valletta. It lies within the Primary Town Centre of Valletta, in the vicinity of the Upper Barrakka Gardens overlooking the Grand Harbour and opposite the Auberge de Castille.

Structure

The development comprises a reinforced concrete structure. Areas that do not overly Third Party Properties will be designed as an anti-seismic structure. All structures are designed to be 120 minute fire resistant as per international standards.

Internal walls will be in lightweight aerated concrete blocks that have increased thermal and sound insulation properties while conforming to Fire Regulations. Partition walls will be constructed in gypsum partition composition.

Façade

The internal face of the external walls will be built using lightweight aerated concrete blocks, while the external face is to be finished in a Maltese limestone masonry blockwork with traditional moldings that have been adapted to give a contemporary design respecting the architectural importance of both Valletta as a city and complementing the surrounding streetscapes. Authentic steel railings will be used on balconies with designed and custom-made light fittings.

Lifts

The building is served by two high speed lifts which will be finished to a high-end specification. One of these lifts will also double up as a fireman's lift.

Car Parking

The lower basement levels will include the garage and service areas of the development. This will include 54 residents-only parking spaces, which can be fitted with EV charging points if required. The entrances to both levels are from ramps at St Ursula Street level. A fire exit from level -1 links these levels to Melita Street. Both levels are below St Paul's Street.

Back Up Generator

A backup generator will be installed to ensure uninterrupted power supply for common areas, lifts and essential equipment in case of power outage.

Waste Management

A centralised refuse room serving the building will be located in the service area of the lower basement.

INTERNAL APARTMENT FINISHES

Entrance and Internal Doors

Apartment entrance paneled doors will be timber sprayed in a matt anthracite colour and include brass lever handles. Internal solid wooden framed and flash doors are paneled and sprayed in a matt light color complete with brass lever handles.

Flooring

The design incorporates different floor finishes for various areas in apartment. Quality full body, large format porcelain tiles with marble effect in living areas and parquet flooring in bedrooms. Wooden skirting is to match wall colour.

Ceilings

Seamless gypsum suspended ceiling with a matt paint finish. Moisture resistant boards will be found in wet areas. Appropriate details such as pelmets, bulkheads, shadow gaps, cornice and access openings will be included in the suspended ceilings.

Internal Walls

The internal walls will be plastered with a gypsum or mineral based plaster with aluminum beading on all joints. All walls will be finished in matt emulsion paint. Some areas will include wallpaper, wall moldings, vinyl coverings and dark RAL color paints.

Sanitary Ware and Bathrooms

All bathrooms will be finished in large format porcelain tiles, except for those areas covered with waterproof vinyl. Walk in showers will include frameless glass screens. Electrical heated towel rails, underfloor heating, chrome finish brassware and accessories and white ceramic sanitary ware are some of the finishes one will find in the bathrooms.

Air Conditioning

Air conditioning and heating will be provided by a single VRF outdoor unit installed for each apartment connected to concealed indoor units complete with linear slot diffusers.

Lighting

General LED light fittings will be installed, including modern track lights, hidden strip lights, as well as pendant and wall light provisions in selected areas.

INTERNAL COMMON FINISHES

Reception

The entrance lobby will be finished to the highest standards and include a stunning double-height ceiling and stylish waiting area. The lobby includes a combination of traditional and contemporary finishes with mirrors and a modern interpretation of the traditional coffered ceiling with stunning chandeliers.

Concierge

A dedicated concierge located at the entrance lobby will be there to receive parcels and other deliveries, as well as assist residents.

Lounge Area

Overlooking the double height in reception at first floor level, one finds a lounge area. This area will be finished to a similarly high standard as that of the entrance lobby area, including stone, marble and high-end furniture and lighting.

Courtyard

In the center of the block, one finds a large courtyard covered with an openable skylight. At the ground floor level, an external lounge area will be in the courtyard, adjacent to the entrance lobby. This area will feature greenery, a water feature and provide a tranquil space within the building. Bridges will cross the internal courtyard which will serve as passage routes connecting apartment entrances, lift lobbies and staircases.



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