

Welcome to the Cottonera Water Front Regeneration Project



The Republic of Malta located in the central Mediterranean Sea, is a small archipelago but a strategically important group of islands. Throughout a long and turbulent history, Malta played a vital role in the struggle of a succession of powers for domination of the Mediterranean and in the interplay between emerging Europe and the older cultures of Africa and the Middle East. As a result, Maltese society was moulded by centuries of foreign rule, with influences ranging from Arab to Norman to English.

There are five islands - Malta (the largest), Gozo, Comino, and uninhabited Kemmalett (Comminotto) and Filfla - lying some 58 miles (93 kilometres) south of Sicily, 180 miles (290 kilometres) north of Libya, and about 180 miles east of Tunisia, at the eastern end of that constricted portion of the Mediterranean Sea separating Italy from the African coast. The islands cover a combined land area of 122 square miles (316 square kilometres).

Malta is a haven of English speaking tranquillity boasting an extremely mild climate with an extended summer lasting at least five months of the year. Malta's traditional cultural values make living here safe, an ideal environment for bringing up a young family. Renowned for its sea sports like sailing and diving; residency at the St Angelo Mansions could be your key to fine relaxation and true Mediterranean living.

The Grand Harbour is a natural harbour, which is situated on the Northeast coast of Malta. It is separated from Marsamxett harbour by Mount Sceberras, a rocky promontory on which Valletta, Malta's capital city, is built. The harbour is the main port of entry for Malta and has container facilities and several dry docks.

Vittoriosa is situated on a small peninsula just south of Valletta across the Grand Harbour. It is one of the three historic fortified towns known as the Three Cities, the other two being Cospicua and Senglea.

One of the most important towns in mediaeval Malta, in 1530 Vittoriosa became the first residence on the island of the Knights of St John of Jerusalem, the Knights Hospital's. It was strongly fortified and served as the Knight's defence bastion against the Turks in the Great Siege of Malta in 1565. Its name, formerly Birgu, (derived from the Italian Borgo for 'town') was changed to Vittoriosa to commemorate the victory against the Turks. Vittoriosa served as the Knight's capital until its replacement by the city of Valletta, which was founded by Grand Master Jean de La Valette in 1570. The town continued to develop in the 17th century with commercial facilities and shipyards. Although severely damaged in World War II some of its old fortifications remain, including Fort St Angelo which was built in 870 and renovated and extended in 1530.

The Palace of the Inquisitor and most of the 16th century Auberges (lodges of the Knights) also survived. Along the Vittoriosa waterfront the buildings that survived and stand to this day are Caraffa Stores Building, the Palace of the Prud'homme of the Arsenal and the residence of the captain of the Galleys.

Fort St Angelo is the jewel in the crown of Malta's rich military heritage. It stands majestically at the tip of the promontory of Vittoriosa, dominating the Three Cities on the South Eastern side of the Grand Harbour. Its origins are shrouded in the history of the Middle Ages, though some historians would even venture to state that it stands on the site of a fortified Roman settlement.

The Concept



The St Angelo Mansions complex form part of a unique waterfront regeneration project of international importance. With the backdrop of the magnificent architectural gem of Fort St Angelo and other historic buildings on the waterfront which date back to the period when the Knights occupied Malta, the project is designed to include, amongst other developments, an international Yacht Marina, a luxury hotel, a Health Spa, the Casino di Venezia, catering establishments and various cultural outlets. Apart from the unique breathtaking views, St Angelo Mansions offer all the exclusive treatment you deserve, from lifts to all apartments to reserved parking and security. Forming an integral part of the whole project, all residents will benefit from the surrounding facilities available whether that means relaxing at the Health Spa in the historic Fort St Angelo or berthing a yacht at Grand Harbour Marina.

Outstanding Features - Malta is a haven of English speaking tranquillity set in the heart of the Mediterranean having reasonably priced apartments with the possibility of advantageous tax breaks for property purchasers. Investors gain from tax incentives and benefit from double taxation. St. Angelo Mansions have been designed to the highest specifications, making them blend in well with the distinguished calibre of the Cottonera Waterfront Project.

All apartments enjoy unobstructed views of Valletta and Senglea at the North West or Valletta and Kalkara and the entrance to the Grand Harbour on the North East, as well as views of the imposing bastions of Fort St. Angelo.

Apartment Specifications

St. Angelo Mansions have been designed to the highest specifications, making them blend in well with the distinguished calibre of the Cottonera Waterfront Project.

Each block of apartments is served with its own private entrance and lift equipped with auto level to stop in case of power failure. Parking facilities for residents is available in the car park situated on the Ground Floor.

Every apartment comes complete with installation of drainage systems, electrical supply as well as plumbing facilities. Accommodation comprises an entrance hall, a sitting - dining room, 2-3 bedrooms, 2 bathrooms (1 ensuite with the master bedroom), and five telephone outlets. The vendor has also provided the necessary electrical points in the apartment and on the roof for the eventual connection of the air conditioning system indoor and outdoor unit, by the purchaser. Floors, walls and ceilings are all finished to the highest standards.

Grand Harbour Marina



Grand Harbour Marina is destined to become one of the most significant and prestigious gathering places for owners, crews and others involved with the world of super-yachts.

The preferred home port for large yachts:

- ❖ Strategically located at the heart of the Mediterranean.
- ❖ Financially advantageous for owners and crews.
- ❖ A high standard of living at low cost for crew and their families.
- ❖ Excellent technical services nearby with hoists/ slipways and dry-docks.
- ❖ Customs clearance and immigration at the marina.
- ❖ Broad, tranquil, quaysides with glorious architecture.
- ❖ Very accessible, with scheduled flights to most European countries.
- ❖ Destined to become one of the most prestigious marinas for large yachts with the ever-increasing difficulty of finding a large berth in the Mediterranean, this is an opportunity to secure a base for your yacht that is also sure to be a sound long-term investment.

And for the smaller yacht:

- ❖ All the above benefits, plus
- ❖ Modern pontoon berths with 'fingers'.

Facilities and services will be of the standard that one would expect from Camper & Nicholsons, including tie-up assistance, 24-hour staffing, refuse disposal and a private cafe/lounge.

Caraffa Business Centre



The Background

This imposing edifice laying on the Grand Harbour Marina Waterfront, was built during the period in Malta of the Knights of the Military Order of St. John in Malta in 1689A.D. by the then Italian GrandMaster Gregorio Caraffa (1680-1690 A.D.) thus also bearing his name and Coat-of-Arms. It was built on three levels each consisting of a number of massive arched vaults. The ground floor level was utilized as the major galley supplies depot attending to all the conceivable needs of the naval and mercantile vessels calling into the Grand Harbour. Housed on the first floor there used to be the Administration Central Offices of the Order to see to all its maritime and port affairs. At second floor level one could find the residential quarters of the officers of the harbouring galley squadrons; for this reason this top level benefits from an exclusive secondary independent access through an entrance from the old, and at the time, principal mercantile city of Vittoriosa.

In addition to this, the said building carried also a Prison with its chambers cut into the rocks which underlie part of the city of Vittoriosa. In actuality these prisons date back to the year 1532 A.D.; however they underwent substantial restorations and modifications at the same time that Caraffa Stores were being built. These prisons were specifically intended for the captives and prisoners confined to the oars of the naval and mercantile vessels which entered the Grand Harbour.

These prisons went through another phase of major restoration in the period between 1902 and 1904 A.D. during the times of the British occupancy of the Maltese Islands. (Information by courtesy of the Malta Maritime Museum)

The Concept

This palatial building boasting of a notable architectural setup is presently being renovated so as to render back to it its once original splendor. Caraffa Stores are to be transformed into a "Commercial Centre", the host of a variety of business concerns in particular ones offering services directed mostly, but not solely, to the needs and exigencies of the Grand Harbour Marina, the calling Yachts, visiting tourists and other passing-by trade. In line with this, all three floors comprised in this property will be converted into more than 3000 sq.mts of office and commercial space, an ideal venue for a Bank and Exchange Bureau and businesses like Insurance, Car Rental, Yacht Chartering and Ship Chandlers.

In addition to the above, within the environs of Caraffa Buildings and the neighbouring glorious Fort St. Angelo one will find various other outlets like speciality Restaurants and Bistros, Cafeterias, an up-market Ice-Cream Parlour, Souvenir and Jewelers shops and a renowned Franchised Boutique amongst others.

Views



Artists Impressions



DOCUMENT A
STANDARD APARTMENT SPECIFICATIONS
CONSTRUCTION

Services

- a. Plumbing - Hot and cold plumbing installation to bathrooms, shower rooms and kitchens as indicated in plan, fed off a communal roof tank with individual metres. Water heater.
- b. Electrical - Power and lighting installation to all rooms and power points for the eventual installation of air conditioning units, main switch and circuit breaker, will be installed as indicated in architectural drawing attached to contract. Maximum 30 power points, lighting points, cooker and shaver unit. A separate power point will be installed in all rooms for eventual installation by purchaser of an indoor air conditioning unit. A further power point will also be installed from the apartment up to the roof for the air conditioning outdoor unit. (See further details under air conditioning).
- c. Bathrooms – Sanitary ware in bathroom for 2 complete bathroom suites.
- d. Drainage – Drainage system to bathrooms, shower rooms and kitchen installed down to ground level and connected to government mains.
- e. Telephone – 5 telephone outlets. Wiring to be carried out by Maltacom on request by buyer.
- f. Air Conditioning - The air conditioning system shall be purchased and installed by the buyer. The type of system installed shall consist of a single outdoor unit serving a number of the indoor units in each apartment. The outdoor unit shall be installed in the space provided by the vendor on the roof of the lift machine roof. No other space shall be made available for the installation of the outdoor unit. All copper pipes from the outdoor unit to the apartment shall be installed (by the purchaser) in the main shaft.

The vendor shall provide the necessary electrical points in the apartment and on the roof for the eventual connection of the air conditioning system indoor and outdoor unit, by the purchaser. Before installing any equipment, the buyer shall submit to the vendor, full details of the equipment it is intended to install. The buyer will be allowed to install the equipment only if the system satisfies the vendor that it shall not cause any disturbances to the surrounding neighbours and will fit in the space available.

Apertures

- a. Apartment main door - Solid door in cherry wood complete with cherry wood box frame and architraves, solid brass door fittings and three-point door lock.
- b. External Door to block - Refer to 'Common Areas Specifications'.
- c. Internal Doors - Sprayed mineral fibre flush doors.
- d. External Apertures - Anodised aluminium with tinted glazing.
- e. Terrace/balcony handrails - Stainless steel railings to balconies and terraces.

Floor Finishes

- a. All rooms except bathrooms and shower rooms. - Ceramic floor tiles 450mm by 450mm or similar.
- b. Bathrooms & shower rooms - Ceramic floor tiles 200mm by 200mm or similar.
- c. Terraces - Ceramic floor tiles and skirting. (Standard to all terraces).

Walls and Ceiling Finishes

- a. Walls (To rooms except bathrooms and shower rooms). - Gypsum finish and two coats of plastic emulsion paint.
- b. Ceilings - Gypsum finish and two coats of plastic emulsion paint.
- c. Walls to bathrooms and shower rooms - 200mm by 200mm or similar ceramic tiles, floor to ceiling.
- d. Kitchen wall tiles - 200mm by 200mm or similar ceramic tiles, floor to ceiling.
- e. Parapet walls - Rendered finish

DOCUMENT B
STANDARD COMMON AREAS SPECIFICATIONS
GENERAL

- a) **Front door** - HD Aluminium door with automatic opening device connected intercom in each apartment. Stainless steel fixtures and glass trimmings.
- b) **Stairs, floors and railings** - Floors, stair treads, riser, sides and skirting in marble. Railings in cast aluminium with stainless steel handrail.
- c) **Wall finishes** - Gypsum rendered, finished with plastic emulsion paint.
- d) **Lift** - One lift per block equipped with auto level to stop in case of power failure. The cabins are finished with a carpet floor and skirting, aluminium matt finish sides, mirror and low voltage lighting. Doors will be in matt aluminium.
- e) **Door at roof level** - Glazed aluminium security door.
- f) **Illuminations** - Lighting to stair hall, stair well with sensor switches and power failure backup lighting.
- g) **Parking facilities**- Optional parking facilities for residents below blocks 7 to 13.
- h) **External apertures** - Anodised aluminium apertures with tinted glazing.
- i) **Railings** - Stainless steel
- j) **Foul and rainwater drainage** - Main runs for foul and rainwater drainage for connection at each apartment.
- k) **Water and electricity supply** - The water and electricity supply will be provided up to the metering cubicle of each apartment.
- l) **Façade finish** - Façade walls will be finished by vendor as per architects' drawing.
- m) **Waterproofing** - 4mm thick waterproofing membrane will be laid wherever necessary.
- n) **Lighting protection** - A central lighting protection system to protect the building.