

TAS-SELLUM RESIDENCE Mellieha, MALTA

Tas-Sellum Residence is a seaside development in the north of the Island in the popular town of Mellieha which overlooks Ghadira Bay, Malta's largest sandy beach.

Tas-Sellum Residence is planned to be a standard-setting seafront development built on an 18,000 square meter site. It comprises 13 clusters containing approximately 150 freehold apartments. Landscaped paths and terraces at various levels of the terrain connect the clusters resulting in a varied,

tranquil, visually stunning environment. The positioning of the apartments takes advantage of the steep and commanding site thus providing most apartments with superb sea and country views and/or the landscaped grounds. Features include low building density, a car free zone, underlying garages and three swimming pools.

The swimming pools are situated at strategic points providing both recreational facilities and supplement the aura of tranquillity.



THE KEY
TO AWARD
WINNING
DEVELOPMENTS



Tas-Sellum Residence set against a dramatic sunset over Ghadira Bay



The development is being built in four continuous phases. Phase 1 consists of 5 clusters of apartments and is sold out. Phase 2 and 3 are on the market and comprise 6 clusters of apartments ranging from studios to 3 bedroom apartments and duplex penthouses. Construction of phase two and three has started and is scheduled for completion in 2008. Phase 4 will be launched on the market shortly.

Tas-Sellum Residence is a **Special Designated Area** which means that foreign purchasers buy under the same conditions as Maltese Nationals i.e. one may let out the property; buy in the name of individuals, company or trust and one may purchase more than one unit.

Tas-Sellum Residence is projected to upgrade standards in the north of the Island in the same way that Portomaso, another Tumas Group project did for the town of St Julians and Malta in general.

Why Malta?



The picturesque village of Mellieha, which is perched high above Ghadira Bay, with its winding road that runs down to Tas-Sellum and the beach.



top left clockwise: Hondoq Bay, outside the village of Qala, is a small but popular beach on Gozo's south-eastern coastline; Spring lays a lush carpet of wild flowers with the silent city of Mdina forming a magnificent back-drop; One of four main corridors of the 'piano nobile' of the Palace of the Grandmasters in Valletta; The tranquil parish church of Our Lady of Victories dominating the bustling town of Mellieha.

Imagine a Mediterranean Island where summers are long and golden, winters are mild and the warmth of the people is legendary. Picture yourself in a place where you and your family can enjoy the highest living standards, amidst colourful local culture and a landscape steeped in history. Escape to a haven that basks in sunshine, lapped by waters of the clearest blue.

The land of your dreams is Malta – and there are excellent practical reasons for making this enchanted island your permanent or holiday home or business relocation destination.

- **Attractive residency schemes**

The Government of Malta encourages overseas purchasers to buy property on the island for use as a permanent residence or holiday home – a policy that has been upheld by successive administrations. For those wishing to take up Permanent Residence status, financial requirements are modest. Pensions are freely transferable to Malta from abroad.

- **Tax advantages**

The Permanent Residency scheme entitles property owners to pay income tax in Malta at the unusually low rate of 15%. Companies can also benefit from attractive tax incentives. Both Temporary and Permanent Residents benefit from double taxation agreements that exist with the majority of western countries. These ensure that tax is not charged on the same income twice.

- **High standards of health care**

Malta has excellent medical facilities including well-equipped state and privately owned hospitals run by highly qualified doctors and staff. Reciprocal health care agreements exist between Malta and some countries, resulting in treatment at nominal or no cost. Malta's entry in the EU in 2004 guarantees EU nationals further benefits.

- **Low cost of living**

Annual living costs in Malta are substantially lower than in the UK, Spain, Portugal, France, Italy and Cyprus.

- **No annual rates or property taxes**

- **Easy integration in local society**

Non-Maltese residents have made their homes throughout Malta in towns, villages

and even the smallest hamlets. They are readily welcomed and accepted by the local people, most of whom speak good English, and it is easy for them to become actively involved in a wide range of social, sporting and cultural activities. Permanent Residents may even vote in local councils elections. Children can obtain a high standard of education at a number of excellent private schools.

- **A safe environment**

The crime rate is low. Children can play outside in safety, and all areas are safe to walk or drive around at night.

- **An Ideal business location**

Malta is a tax efficient business location with a broad range of financial and support services, complemented by excellent telecommunications and air connections. There is economic and political stability, and it is easy to recruit well-educated staff. There are no ethnic problems.

Mellieha

- A popular residential and holiday town situated 20kms from the capital Valletta and 22kms from the airport.
- On main bus route.
- Attractive hill top location with a central street winding down to the sea.
- Some of Malta's best sandy beaches are in the vicinity.
- Large selection of shops, restaurants and hotels.
- Surrounded by fertile valleys with most locations affording panoramic sea and country views.
- Within 4 km of Gozo ferry landing.

Getting here!

The Maltese Islands conjure up a feeling of escapism, yet are closer to home than you think.

The Maltese Archipelago lies virtually in the centre of the Mediterranean Sea, some 93kms south of Sicily. Yet Malta is a relatively short flying time from most mainland European cities and has excellent intercontinental connections. Choose from scheduled services or charter flights, many of which offer a convenient departure point from European regional cities.

The national airline, AirMalta, operates flights to and from all major airports in Europe, North Africa and the Middle East.

The Islands are included in several cruise itineraries and provide an excellent base or stop-over for sailing. You can also get here on a scheduled ferry direct from several Mediterranean ports.

And once you get here – you will find a home away from home!





Culture

You might think that culture in Malta means history. But that is only 7000 years of the story. The Maltese Islanders live passionately in the present. So there's a lot going on with something to suit everyone from clubbers to classical music enthusiasts.

Wherever you are based in Malta, cultural choice is close by. Join in the revelry of a village festa one night and mellow out to sultry, summer jazz the next.

Book a play or concert at The Manoel in Valletta, a working theatre since the time of the Knights, and enjoy a sense of history and the performing arts at one go. Also in the capital is the Centre for Creativity, a modern concept in an ancient fortress, St James Cavalier. Here, you'll find exhibitions, contemporary theatre, cinema, cafés and much more.

There are regular events such as the pageantry of the In Guardia historical parades, and the Mdina and Valletta Festivals – three months of mainstream and fringe arts with local and international performers.

Visit during special times like Holy Week, Carnival and Christmas and find yourself very much part of the action.

Transport

The beauty of the Maltese Islands for visitors is their size. Even if you are here for only a few days' stay, you can see and do an incredible amount, from cultural sightseeing to action sports like diving. And you will not waste time getting from A to B. The public transport network of buses covers nearly all the Islands. Car hire rates are good value compared to other European destinations. And for a slow-paced romantic form of transport, why not try a horse-drawn Karrozzin? They offer a by-gone way to visit the sites in the key historic places including Mdina and Valletta. A way to island hop If you want a leisurely day out, is to take an island cruise.



opposite page – top left clockwise: *The feast of the town of Mellieha which is celebrated annually on the 8th September; The Manoel Theatre is one of the oldest theatres in Europe still presenting productions; A leading folklore group performing at one of the many varied open air events that take place during the long summer months.*

this page: *A horse-drawn Karrozzin winds its way leisurely through the narrow lanes of Mdina, once the capital of Malta before the days of Valletta.*



Portomaso, St Julians



The Tumas Group are also the developers of the International Property Award winning Portomaso residential, commercial and marina development and the co-developers of Ta' Monita Residence in Marsascala.

In 2005 Portomaso received the Gold Award for Best Marina Development and the Silver Award for Best Luxury Apartment Complex out of 146 resorts from 5 continents competing in the International Property Awards. These awards are the Oscars of the international property development industry.

Portomaso is still offering a selection of fabulous apartments, duplexes and pent-houses for sale. A limited selection of offices are available for rental in the 22 storey Portomaso Business Tower.

Ta' Monita Residence is a prestigious residential complex in the southern fishing village of Marsascala. This comprises a selection of one, two and three bedroom apartments and is expected to be placed on the market shortly.

The Tumas Group, besides being a leading property developer and owner in Malta, is also one of the largest hotel and leisure concerns on the Island with Hilton Malta and Hilton Evian Le Bains on Lake Geneva being the flagships.

Other group activities include property leasing, air charter, automotive industry as well as interests in insurance and port cargo handling.

For further details consult:

www.portomaso.com.mt www.tumas.com



Ta' Monita, Marsascala