



TA' MONITA RESIDENCE

MARSASCALA – MALTA

Why Malta?

• *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 most countries.

• *Tax Advantages*

The Permanent Residency Scheme entitles foreign residents 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 is a member of the EU and this 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 Tax*

• *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 council elections. Children are guaranteed 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 and drive around at night. The islands are a great place to bring up a family.

• *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.

For more information, visit our website or call our Sales Office:

TA' MONITA RESIDENCE
SALES OFFICE

1052 Portomaso, Malta PTM 01

tel: + 356 2138 6802/2310 2310

fax: + 356 2135 1798

e-mail: gbonnici@tumas.com

www.tamonita.com



a new *exclusive* address

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ABOUT TA' MONITA

Aiming to set new standards for development in the south of the island, Ta' Monita Residence in Marsascala covers an area of 16,000 square metres. The development shall offer studio flats and 1, 2 and 3 bedroom apartments and penthouses along with a swimming pool, a piazza and underground parking. The low building density, lavish sensitive landscaping and unusually attractive elevations shall go a long way towards upgrading the locality and attracting local and foreign residents. Ta' Monita Residence is a Special Designated Area which means that foreign purchasers buy under the same conditions as Maltese Nationals, i.e. no government permits are required and one may let out the property and buy in the name of individuals or companies.