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HOMES OF QUALITY

A Member of the Frank Salt Real Estate Group

MOVE TO MALTA

RETIRE OVERSEAS VIRTUAL CONFERENCE

September 2021



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Why Malta?

- Malta – the smallest country in the EU
- English and Maltese are the official languages
- Malta is set half way between Europe and Africa
- Valletta is the capital city and is a UNESCO World Heritage Site
- Currency used is the Euro
- As at 2020, Malta's population stands at just over 500,000 including some 70,000 expats
- Size of the Maltese islands is 316km squared/ 122 miles squared
- The average life expectancy in Malta is 82
- Average yearly temperature of 23°C / 74°F



Why Malta?

- **Residency**
 - Various options available, with minimum investment
- **Health Care**
 - Its healthcare system is amongst the top 10 in the world (WHO 2017, Lancet 2018)
 - Very reasonable insurance premiums for private care
 - |
- **Ease of Access**
 - Malta International Airport (Valletta Airport)
 - Domestic airlines –reasonably priced
 - Ferries to Italy
 - Extensive network of roads

FLYING DISTANCES

London:
3.5hrs

Paris:
2.5hrs

Italy:
1.5hrs

New York:
10hrs
(1 stop)



Country Pros

- English is a mother language, along with Maltese
- Welcoming to foreigners, given the islands history and importance of tourism
- Low cost of living compared to other EU countries
- Very high standard of health care
- Good choice of International schools
- Mediterranean climate, with more than 300 days of sunshine every year
- No natural disasters
- All beaches area super clean and categorized as Blue Flag Beaches
- Very safe country
- Malta is part of the European Schengen visa system – free movement within EU block
- Double taxation agreements with more than 70 countries
- Booming economy and stable government

Moving to Malta

All those who move to Malta, the smallest EU state, fall in love with its natural beauty, architectural gems and the Mediterranean way of life that makes the island so unique.

There are various options available when looking at residency and the process of moving to Malta can be relatively straightforward.

These are the:

- Malta Permanent Residence Programme
- Citizenship by Direct Investment Programme



Buying a property

- Once a property has been decided upon and price and conditions have been agreed, a **preliminary agreement** (in English) is signed between the vendor and purchaser.
- On signing the preliminary agreement, a sum equivalent to 10% of the price is normally lodged with the agent or notary public. This **deposit** will normally be forfeited in favour of the vendor should the purchaser fail to complete the final deed of transfer for no valid reason at law.
- The equivalent of 1% of the **stamp duty** is paid at this stage.
- The agreement is usually **valid for 3 months** or as mutually agreed by the parties. During the period between the signing of the preliminary agreement and the signing of the final deed of sale, a Notary Public engaged by the purchaser will carry out the necessary researches into the property to confirm good title.



Buying a property

- Once the relative permit has been issued and researches have proved clear title to the property, the **final contract of sale** may be entered into.
- The balance of the purchase price and stamp duty plus legal expenses are paid on the signing of the contract, when vacant possession to the property is handed to the purchaser.

TYPICAL EXPENSES

5% stamp duty

1% - 2% legal fees
(*approx.*)

\$240
searches and
registration fees
(*approx.*)

€233 AIP
permit fee
(*where applicable*)



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MALTA PROPERTY REEL

A selection of typical properties and
developments available for sale in Malta



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HOUSES OF CHARACTER

Some dating back 400 or 500 years, houses of character are normally found in the village core, originally constructed to accommodate larger families, often descending from nobility. Typical features include cellars cut out of stone, arches and other typical traditional Maltese building features, impressive staircases, wide windows overlooking the internal courtyards, wooden beams and stone slabs, inspiring balconies and more.



House of Character in Lija

€890,000

Tucked peacefully away, in a quaint alley, one discovers a habitable, unconverted, HOUSE OF CHARACTER , set in this prestigious, much sought-after village. On entering a “remissa” front door, one finds a wide, welcoming hall which leads to interconnected rooms, surrounding a well-proportioned, sunny central courtyard as follows: a formal sitting room, kitchen, dining and living, guest toilet & washroom. Also, at the back of the property, is a double bedroom which leads to the back garden where there is ample space to build a pool. **ref 351925**



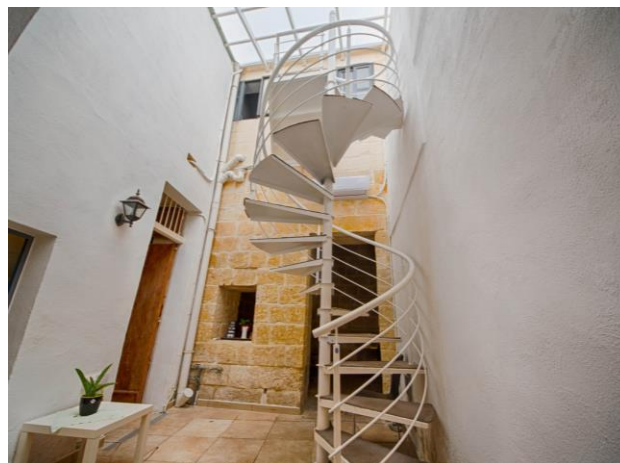
House of Character in Qormi

€235,000

Quaint, sweetly converted, HOUSE OF CHARACTER, situated in a quiet alley in the heart of this village. Charming accommodation comprises an entrance hall leading to a partially enclosed central courtyard, spacious fitted kitchen / dining room, separate living room that can be used as a second bedroom, toilet and shower on the ground floor. Upstairs, one finds a double bedroom enjoying a bathroom en-suite, then a washroom at roof/ terrace level offering the possibility of adding another bedroom. This property enjoys easy parking close by.

ref 352271

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House of Character in Naxxar

€650,000

This wonderfully converted 3-bedroom home is absolutely packed with character. While retaining all of the charm and traditional features of years gone by, this designer finished property also incorporates all of the amenities demanded of contemporary living. The entrance hall of this lovely corner HOUSE OF CHARACTER leads either to the private central courtyard, the kitchen and high-ceiling dining room (which incorporates a gallery library) or by way of an independent staircase to two private rooms, which are currently being utilised as offices, but these independent rooms could equally be used as a fourth bedroom.
ref 915697

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VILLAS & BUNGALOWS

One will not be wrong in assuming these classic, elegant homes are always impressive and aspirational. Some may be historic and of age, while others are modern and minimalistic and then there are also the unrenovated gems in-between. Villas tend to include ample indoor and outdoor entertainment space as well as expansive gardens, pools and sizable carports.



Villa in Mellieha

€1,595,000

Semi-detached VILLA located in the lovely upmarket area in Santa Maria Estate, being offered for sale in a shell form. At the basement level, there is a large a three, 5 car garage and storeroom. On the semi-basement level, one finds a games room, gym, laundry, shower room, 8.5m x 4m swimming pool, extensive decking area, and terraces. On the ground floor, there is an open plan kitchen, living and dining room, 3 double bedrooms, master with en-suite shower room and closet and bathroom. **ref 509872**



Villa in Ta' Xbiex

€2,950,000

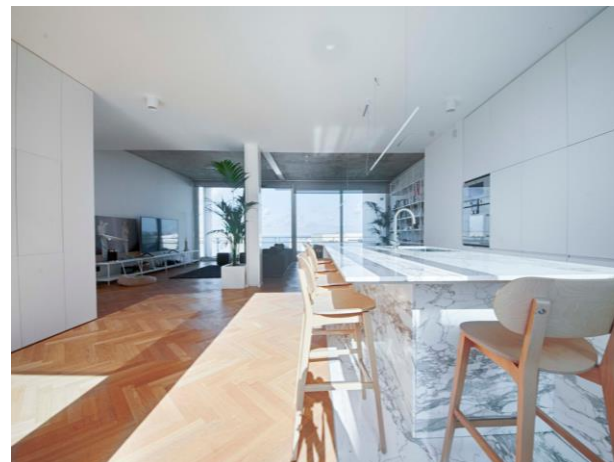
A Semi Detached Villa located on Ta' Xbiex sea front which is considered to be one of the most prestigious residential areas in Malta. This impressive villa enjoys a foot print of 308sqm, is set over 3 floors with excellent entertaining space and finished to the highest specifications. On the ground floor is a stunning combined lounge dining room, a separate fully equipped kitchen overlooking a generous pool deck, a large pool, guest toilet with shower, laundry room and shed. This villa also enjoys air-conditioning throughout, underfloor heating, electric awnings and wooden parquet flooring. A rare property.
ref 038915



Villa in Madliena

€2,100,000

Incredibly bright and spacious, SEMI DETACHED VILLA built on a plot of approximately 320 sqm positioned in one of the most desirable areas of Madliena and is being sold highly finished. Layout comprises of a large combined kitchen, living and dining room which opens up onto a front and back terrace, a large games room which opens up onto a pool and deck area, three double bedrooms which enjoy breathtaking sea views of the eastern coastline and some country views, ensuite shower and a guest bathroom. This perfect family also comes with a full basement level and a two car garage. Definitely one property not to be missed.
ref 039513



Villa in Santa Lucija

€2,000,000

Set high up on a hill and commanding unbelievable views of most of the island, this superb property has been converted to high standards and enjoys lots of air and light. The accommodation through a pretty courtyard comprises of an open plan living, kitchen, dining room with windows onto the views and fitted kitchen and open fire place, 3 double bedrooms, bath and shower and large deck area and pool. Finished to excellent standards.

ref 111689



PORTOMASO

A unique, waterfront residential development covering an area of 128,000sqm. The complex is also home to the 5-star Hilton Malta hotel, a beach club, a health and leisure center, an office tower, a conference center, a selection of shops and restaurants and a three-basin, 110-berth yacht marina.



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Portomaso

Portomaso St Julian's is a unique, waterfront residential development covering an area of 128,000 sqm. Complementary components of the development include the 5 star Hilton Malta hotel, a beach club, a health and leisure center, an office tower, a conference center, a selection of shops and restaurants and a three-basin, 110-berth yacht marina. Portomaso St Julian's is a unique, waterfront residential development covering an area of 128,000 sqm.

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Apartment in Portomaso

€550,000

Furnished seafront APARTMENT situated in this sought after award winning development enjoying a comfortable layout. This recently refurbished 80 sqm apartment comprises of an open plan kitchen, dining and living area leading onto a nice size terrace enjoying Marina views, bedroom, one bathroom including bath and separate shower and storage room and car space.

ref 040387

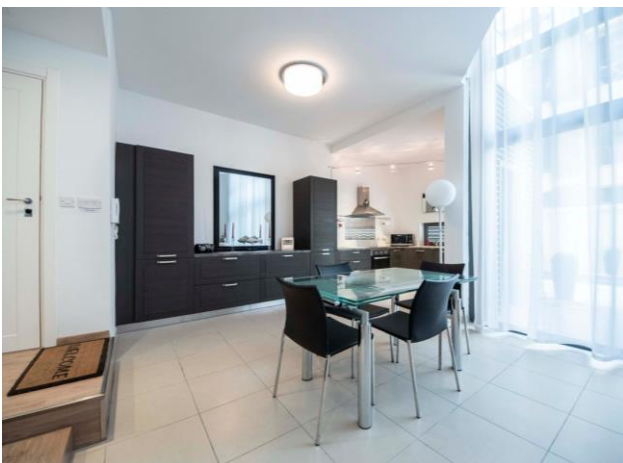


Apartment in Portomaso

€550,000

Beautiful finished and furnished DUPLEX APARTMENT enjoying an outdoor area with a private pool. The spacious accommodation comprises open plan kitchen, living and dining room, two double bedrooms, one with shower en suite and walk in wardrobe and main bedroom with shower and bathroom en suite, spacious walk in wardrobe and box room. Car space also included. The property enjoys plenty of natural light.

Ref 040457

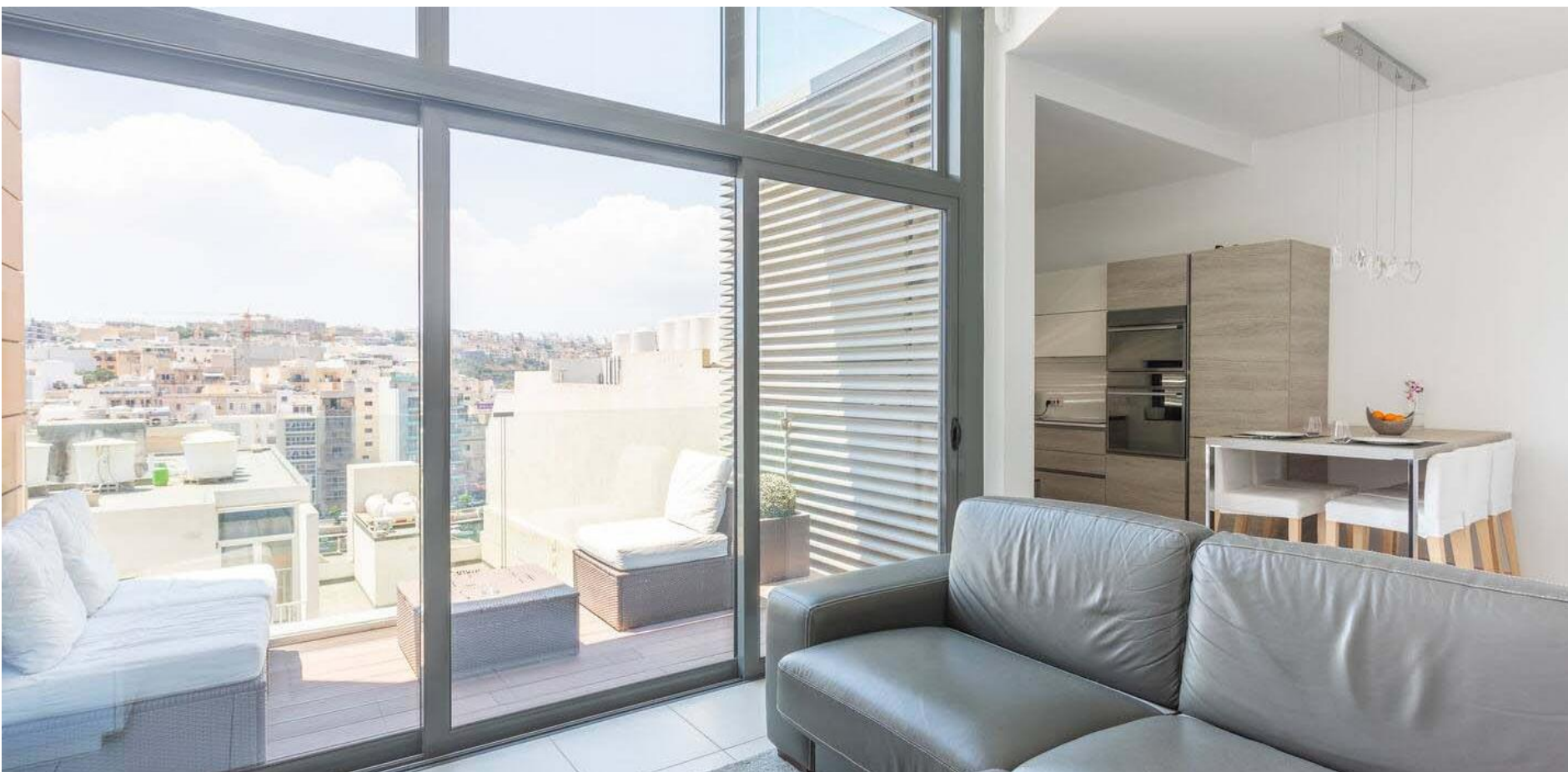


Apartment in Portomaso

€600,000

A delightful DUPLEX APARTMENT in one of the most sought-after developments on the island. The apartment benefits from neutral decor throughout with ample light in the morning and early afternoon. Layout comprises of a sizable open plan kitchen, living and dining area leading onto a front terrace, the main bathroom and a cloakroom on the first floor. On the second, one finds an open plan bedroom style leading to another terrace, a walk in wardrobe, and a separate shower room. Size is circa 96sqm in total. Property is being sold with all fitted furniture and an optional car space is also available. ref 318928

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MERCURY TOWERS

Located in the business and entertainment hub of St Julian's, the mind behind Mercury Towers is none other than the world class and internationally renowned architectural firm Zaha Hadid Architects. The finished project will include a mix of historical and contemporary edifices on its site. At its heart is a 19-century heritage building, which will be flanked by a 33-storey residential tower with a luxury 5-star ME by Meliã, a hotel brand of Meliã Hotels International, situated in its podium.



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Mercury Towers by Zaha Hadid Architects, St Julians

Watch later Share



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THE SHORELINE

With 411 luxury apartments across 11 floors, a third of The Shoreline's footprint is dedicated to open areas, and a wide range of on-site amenities. The Shoreline is also home to a vast selection of cafés, restaurants, retail stores and a supermarket. A large pool, spa and gymnasium, as well as private underground car park. The prime location in Kalkara also gives Shoreline residents the chance to live amidst the serene beauty of a small seafront Maltese town, whilst simultaneously enjoying easy access to Malta's airport and Malta's capital Valletta.



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THE SHORELINE



THE SHORELINE^S



A selection of 1 bedroom, 2 bedroom and 3 bedroom units just on the water's edge with prices starting from as little as €290,000.

APARTMENT RESALES



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Apartment in Mellieha

€285,000

Opportunity to buy this highly finished and furnished corner APARTMENT (approx. 100 sqm) located in the center of Mellieha and close to all amenities. Accommodation comprises a welcoming wide hall, two bedrooms (main with shower en-suite), main bathroom, combined kitchen, living, dining room, and three balconies. This property is fully air-conditioned, enjoys a lot of sunlight and distant sea views. Included in the price are a one-car lock-up garage and use of roof terrace.
ref 510698



Apartment in Qawra

€325,000

Opportunity to buy this highly finished and furnished corner APARTMENT (approx. 100 sqm) located in the center of Mellieha and close to all amenities. Accommodation comprises a welcoming wide hall, two bedrooms (main with shower en-suite), main bathroom, combined kitchen, living, dining room, and three balconies. This property is fully air-conditioned, enjoys a lot of sunlight and distant sea views. Included in the price are a one-car lock-up garage and use of roof terrace.

ref 713194



Apartment in Attard

€325,000

A bright and spacious APARTMENT forming part of a smart modern block of apartments and located in a very quiet residential area. This property is finished to a very high specification and consists of a spacious open plan kitchen, living and dining room area, 3 bedrooms, bathroom, en-suite shower and a spacious front terrace. Viewings are highly recommended. Optional Garage.

ref 915551



Thank You

Alex Papagiorcopulo

Branch Manager

+356 7991 1918

alex@hoq.com.mt



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