

Seascape Mansions

Marsalforn, Gozo (Għar Qawqla Street)

Seascape Mansions is a standard-setting residential development designed by one of Malta's leading architects. The development is perched on the outermost point of the bay, commanding unobstructed views of the open sea, the coastline, the harbour, and the surroundings, making it the number one address in Marsalforn.

Seascape Mansions is a seafront residential building consisting of eight very large apartments. Each apartment consists of a spacious hall, a large open-plan kitchen, living and dining room, with a terrace overlooking the sea, three bedrooms, and two bathrooms.

This one-of-a-kind development in Marsalforn, Gozo was completed in 1990 and is a testament to the Company's and the Directors' continued philosophy of designing, developing and implementing up-market developments with high-quality materials and high-finishing standards.



How it works. The plan couldn't be simpler! For considerably less than the cost of an outright purchase, you can acquire a secured lifetime lease with exclusive use of a luxury retirement or holiday home for the duration of your lifetime.

There is just one entrance fee with nothing extra to pay except for an annual management charge. This charge ensures the upkeep of the building to an attractive and safe condition. To qualify, you (and your partner, if applicable) must be 60 years or older on the date of obtaining membership. The life lease will remain valid until either you relinquish the lease or you are deceased.

Reputation and trust. Our reputation and an independent trust are your guarantee. We are a reputable company with over four decades of experience in the local real estate market and over thirty years experience in the life lease business, and therefore we are well recognized throughout the local business community. An independent board of trustees has been appointed in the Isle of Man to look after your interests with great care. This firm holds enormous respect and is internationally acknowledged as one of the most reputable specialists in their field.

What are the costs of membership?

You pay a fixed one-time membership fee which is pre-determined and inclusive except for an annual management charge which covers administration charges, insurance, and maintenance to ensure the upkeep of the building.

About Marsalforn Bay

The fishing village of Marsalforn offers many attractions both to occasional visitors and to those of taking up residence, whether the property is to be utilized as a holiday property or as a permanent retirement home. While offering tranquil surroundings, the bay area also has just the right number of seafront restaurants, shops and other services all within a minute's walk from Seascape Mansions.

And if one thinks of Marsalforn, without a doubt the prime location for any development is already occupied by Seascape Mansions. Perched on the outermost point of the bay, commanding unobstructed and panoramic views of the open sea, the coastline, the harbour, and the surroundings, it is the number one address in Marsalforn, and we are inviting you to enjoy the exclusive use of this outstanding property.

Marsalforn Bay lies between the villages of Xaghra and Żebbuġ, and forms part of Żebbuġ. It is the most popular summer resort on the Island, throbbing with life as hundreds of Gozitan and Maltese families who have a summer house in this bay, go to spend the whole season by the sea. Every day in summer, Gozitan families enjoy their old habit of strolling back and forth along the marina. In winter, the bay is pleasantly quiet and only a few residents remain, most of them fishermen busy about repairing their boats and nets.

Marsalforn Bay is by the way one of Gozo's three main fishing villages. The church dedicated to Saint Paul has lost a lot of its picturesque prominence to progress, but it still serves its original purpose with regular liturgical services. It was built on the recommendations of Bishop Pietro Pace who loved Marsalforn profoundly and even lived and bathed there each summer.



Operations management. All of the clients are given personal attention by the directors themselves to suit their individual needs both at the purchasing stage and thereafter in all matters related towards the smooth settlement in their property. We always aim to ensure that each and every property meets the highest expectations of our clients.

Industry experience. Over the years, we have been very fortunate to collaborate with some excellent partners and clients on some wonderful projects, and we believe that a building exists in time and its usefulness is directly related to how well it continues to perform. We take full pride of our projects and of our workmanship, and the experience that we have gained over so many decades operating in the local real estate industry.

Sunblessed Horizons has been operating since 1990 and is owned by Scicluna Enterprises (Gozo) Limited, a family-run real estate investment holding company founded in 1980 by Paul Scicluna. The Company also owns and manages Scicluna Developments, which mainly deals in the acquisition, design, development, leasing, and sale of high-quality and up-market residential and commercial properties in Malta and Gozo.

What happens if I die or want to give up my membership?

When you, and if applicable your partner, are deceased, or if you wish to give up your membership, you or your heirs will be reimbursed for up to 100% of the original subscription cost, provided we are able to reassign your membership to a third party.

Prices & Availability

Subscription prices and management charges are quoted in euro (€) and are effective from the 1st of January 2024. The annual management charge are increased annually according to inflation in Malta or 2%, whichever is higher.

The current annual management charge including 18% VAT is **€1,954.76** per apartment.

Unit Number	Available or Sold	70 Years or Older	68 to 69 Years Old	66 to 67 Years Old	64 to 65 Years Old	62 to 63 Years Old	60 to 61 Years Old
Unit 01	Sold						
Unit 02	Sold						
Unit 03	Sold						
Unit 04	Sold						
Unit 05	Sold						
Unit 06	Sold						
Unit 07	Sold						
Unit 08	Sold						

Contact Us

If you desire any further information, please do not hesitate to call us on **(+356) 9949 7322** or e-mail us on **info@sunblessedhorizons.com**. We will only be too pleased to assist you without any obligation.

Should you decide to make an inspection visit, please do contact us preferably before your arrival, so that we can set up the necessary meetings.