

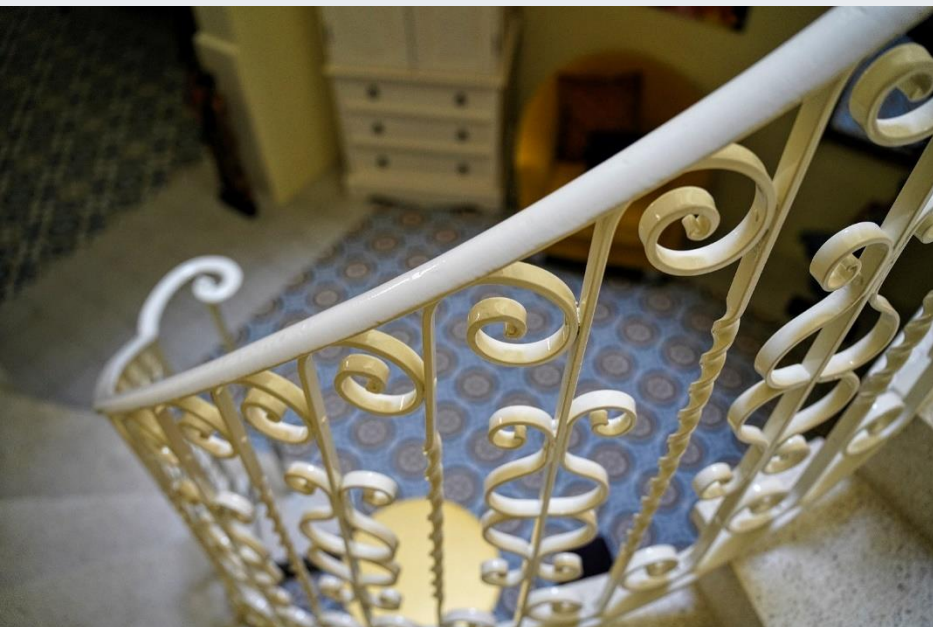
# Number 38

Victoria, Gozo (Sir Luigi Camilleri Street)

Number 38 is a beautiful traditional Maltese house of character built in the 1930s in the heart of Victoria, Gozo. This gem which was renovated by Scicluna Developments, was given a new lease of life thanks to the expert craftsmanship and personal attention of our team.

Initially bought in an unconverted state and in need of significant renovation, it has been transformed into a stunning converted home while still preserving its traditional charm. A lot of personal attention was given by the directors themselves to ensure that this project will meet the highest expectations.

This charming house features a cozy sitting room upon entry, perfect for welcoming guests or relaxing after a long day. The open-plan kitchen and living area provides a seamless flow for entertaining and daily living, with easy access to the backyard. The backyard boasts a large garden. Upstairs, there are two bedrooms, one of which boasts a traditional wooden balcony overlooking the front of the house, providing a picturesque setting for morning coffee.



**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 Victoria

Ir-Rabat (Victoria) is the capital city of the island of Gozo. The name Victoria was given to the town in 1887 in honour of the famous British Queen's Golden Jubilee. Victoria embraces both the Citadel, the ancient fortified city at the centre of the Island, and the surrounding town and its modern additions.

Today, Victoria has developed into a more modern town becoming Gozo's cultural and commercial hub with a large concentration of restaurants, bars, offices, and commercial outlets.



**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 charges are increased annually according to inflation in Malta or 2%, whichever is higher.

The current annual management charge including 18% VAT is **€2,360.00**. The membership prices include a premium of €40,000 for the cost of all the furnishings, including a fully-equipped kitchen, bedrooms, and air-conditioning units.

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	Available	€220,000	€240,000	€260,000	€280,000	€300,000	€320,000

## 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.