

# Tower Court

Xlendi, Gozo (San Xmun Street)

Tower Court is a large fifty-four unit seafront residential development offering a panoramic vista of the open sea and the majestic cliff faces, which so characterize the highly picturesque village of Xlendi. Tower Court has been designed for a comfortable lifestyle, utilizing the skills of one of Malta's best-known architects to create the unique ambiance of each prestigious apartment. Xlendi offers many attractions, both to occasional visitors and to those thinking of taking up residence.

The name Xlendi comes from the famous Xlendi Tower built in 1658 which dominates the entrance to the natural harbour and the fishing village. Each apartment consists of a hall, a large open-plan kitchen, living, and dining area, a large balcony many of which with fantastic sea views, two double bedrooms, and one or two stylish fully-tiled and fully-furnished bathrooms.



**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 Xlendi Bay

Xlendi Bay is one of the prettiest places on the island of Gozo. Its inky blue sea, the cloudless turquoise sky and majestic cliffs makes this place a must for tourists to visit. In the middle of the approach to this Bay, about one foot below the surface of the water lies a hidden rock.

This rock, while being somewhat dangerous to navigation, is at the same time providential, since in rough seas the heavy waves lose much of their force against it before continuing their course towards the beach.



**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 **€1,238.01** per apartment.

Block A Unit No.	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	Available	€90,000	€100,000	€110,000	€120,000	€130,000	€140,000
Unit 09	Sold						
Unit 10	Sold						
Unit 11	Sold						
Unit 12	Sold						
Unit 13	Sold						
Unit 14	Sold						
Unit 15	Sold						
Unit 16	Sold						
Unit 17	Sold						

Block B Unit No.	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	Available	€110,000	€120,000	€130,000	€140,000	€150,000	€160,000
Unit 04	Sold						
Unit 05	Available	€110,000	€120,000	€130,000	€140,000	€150,000	€160,000
Unit 06	Sold						
Unit 07	Available	€110,000	€120,000	€130,000	€140,000	€150,000	€160,000
Unit 08	Sold						
Unit 09	Sold						



Block C Unit No.	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	€40,000	€45,000	€50,000	€55,000	€60,000	€65,000
Unit 02	Available	€40,000	€45,000	€50,000	€55,000	€60,000	€65,000
Unit 03	Available	€40,000	€45,000	€50,000	€55,000	€60,000	€65,000
Unit 04	Available	€51,000	€57,000	€63,000	€69,000	€75,000	€81,000
Unit 05	Available	€54,000	€60,000	€66,000	€72,000	€78,000	€84,000
Unit 06	Available	€48,000	€54,000	€60,000	€66,000	€72,000	€78,000
Unit 07	Available	€66,000	€74,000	€82,000	€90,000	€98,000	106,000
Unit 08	Sold						
Unit 09	Available	€48,000	€54,000	€60,000	€66,000	€72,000	€78,000
Unit 10	Available	€66,000	€74,000	€82,000	€90,000	€98,000	€106,000
Unit 11	Available	€54,000	€60,000	€66,000	€72,000	€78,000	€84,000
Unit 12	Available	€48,000	€54,000	€60,000	€66,000	€72,000	€78,000
Unit 13	Available	€66,000	€74,000	€82,000	€90,000	€98,000	€106,000
Unit 14	Sold						

Block D Unit No.	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	Available	€46,000	€52,000	€58,000	€64,000	€70,000	€76,000
Unit 08	Sold						
Unit 09	Sold						
Unit 10	Available	€46,000	€52,000	€58,000	€64,000	€70,000	€76,000
Unit 11	Sold						
Unit 12	Sold						
Unit 13	Sold						
Unit 14	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.