



Strickland

HOUSE

Luxury Residences in the Heart of Valletta



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Overview

LUXURY & SOPHISTICATION

Strickland House offers Valletta's only new build residences. A luxurious collection of 36 apartments and 1 town house with underground parking for sale in the heart of Malta's capital city.

Own a Piece of History, Opposite Auberge de Castille.

Valletta's rich history and culture make it an irresistible real estate proposition. Boasting views across Valletta and over the Grand Harbour towards the Three Cities of Vittoriosa, Senglea and Cospicua, Strickland House now offers the capital city's first and only newly built residences. Located opposite the Prime Minister's office at the Auberge de Castille, Strickland House is built at the site of the former printing press of the Times of Malta, which itself is steeped in history. Strickland House represents a rare opportunity to own a modern, luxurious residence in Valletta.





A CITY BUILT BY GENTLEMEN, *FOR GENTLEMEN*

The city of Valletta is a World Heritage Site and considered to be one of Europe's finest capitals, rich in culture and tradition. Valletta is inextricably linked to the history of the military and charitable Order of St John of Jerusalem. It was designed by the renowned Italian architect Francesco Laparelli and rests on a hilly peninsula between two of the finest natural harbours in the Mediterranean. Following the Great Siege of Malta in 1565, the Knights of St John mobilised the necessary resources to found the new city of Valletta in 1566. The city was conceived as a single, holistic creation of the late Renaissance, with a uniform grid plan within fortified and bastioned city walls. Since its creation, the city has witnessed a number of rebuilding projects, yet those have not compromised the harmony between the dramatic topography and the Hippodamian grid.

THE VIBRANT HUB OF MALTESE CULTURE AND HISTORY

Valletta is a living city and the heartbeat of the Maltese Islands, being the nerve centre of the country's political, administrative and business sphere. The city is also Malta's principal cultural centre. This is no wonder given its unique collection of churches, with the unparalleled St John's co-Cathedral being the jewel in the crown, museums, and numerous palaces located around Valletta which the Knights of St John called auberges and which they dedicated to the different *langues* of their Order.

YOUR HOME IN MALTA'S CAPITAL






Valletta has all the amenities one could ask for. Whether it's a performance at the stunning Manoel Theatre, a visit to one of the capital's museums or a meal at a Michelin-starred restaurant, Malta's capital city has it all easily within reach from your home at Strickland House.



Location

PRIME *LOCATION*

The property occupies the block between St Paul's Street, Melita Street and St Ursula Street.

-  Strickland House
-  Landmarks and Attractions
-  Government Buildings
-  Gardens
-  Residential and Commercial Buildings

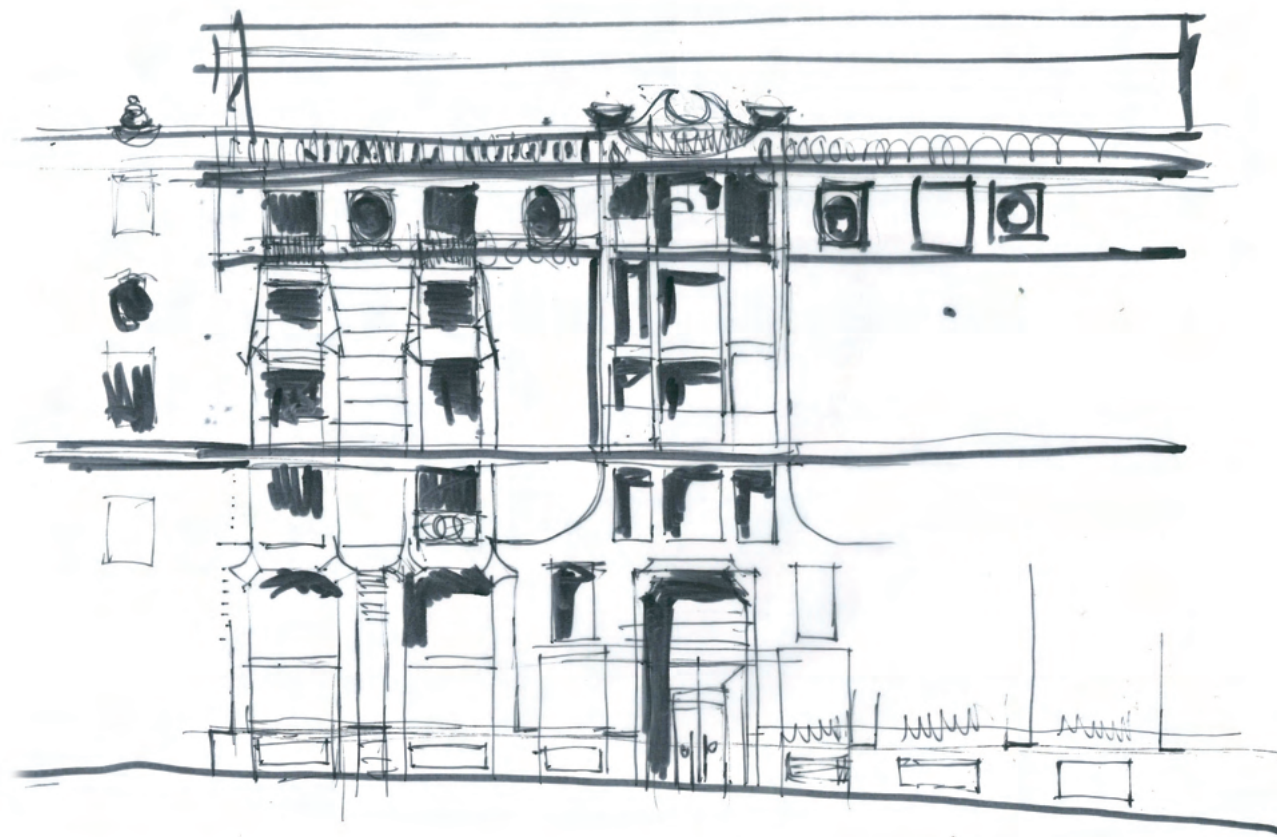


CONTEMPORARY CLASSIC

The Strickland House Residences will represent a high-quality living opportunity and lifestyle which to date has not been available in Valletta.

Intricate architecture, thoughtfully conceived.

Modern engineering is sensitively woven into the historical fabric of Valletta's traditional 17th century architecture respecting and preserving the scope of this grand capital city. Renowned architect Martin Xuereb, the founder of the award-winning firm Martin Xuereb & Associates, was the lead architect on project prior to his passing and had this to say about the property:



“Having lived in Valletta throughout my adolescent life, I still hold a soft spot for the area. I feel privileged to have been given the opportunity to give something back to the city through this unique development for others to enjoy too.

The design of this building was extremely challenging as it not only had to reflect the high quality and standard of living which people have come to expect within a new building, but also to be finished and proportioned in an elegant, yet simple way, to blend in to the historical context of its spectacular location.”

Martin Xuereb

TASTEFULLY DESIGNED IN- KEEPING WITH THE CAPITAL'S SENSIBILITIES

The main entrance of the building has been designed based on a similar alignment and proportion of the old entrance into the building. Its size and proportions give it a sense of subtle grandeur, without being too imposing as compared to palace entrances. The entrance leads to the main core and circulation as well as the grand courtyard. In the grand courtyard at the central core of the project one finds a lounge area at ground floor where residents or their guests can meet or relax in a common space. A water feature and greenery lend to the serene atmosphere. In the grand courtyard one finds the internal walkways linking the various apartments at all levels. The grand courtyard is modelled on the internal yards of palaces and grand buildings found in Valletta which include the open walkways overlooking the ground floor common spaces.





COMFORT, LUXURY, LOCATION

01

A Private Oasis

The internal courtyard will have a very sophisticated retractable roof which will flood the property with natural light. This will close automatically when it is raining but opens up in case of a fire.

02

Superlative Location

These refined, elegant homes will allow residents to enjoy all the luxury, comforts and conveniences of an unparalleled, high-end residence. Strickland House also lies very close to the main vehicular entry point into Valletta from Castille Square as well as the breath-taking Upper Barrakka Gardens with its vantage points overlooking the historical Grand Harbour.

03

Concierge Convenience

A concierge service will be available at the lobby - to welcome you back home, assist you, receive parcels and other deliveries and see to your queries.

04

Underground Parking

The development will include 54 residents-only parking spaces, which can be fitted with EV charging points if required.





Photo Credits: Strickland House book two 1935-1947, Author Victor Aquilina

History

WONDERFULLY *RICH IN HISTORY*

Located opposite the Auberge de Castille, Strickland House offers the rare opportunity to acquire a luxurious, modern residence in the heart of Malta's historic capital city.

Strickland House has seen more than its fair share of history.

On 13 March 1930, the property was purchased by Lady Strickland on behalf of her stepdaughter Mabel. Mabel decided to move the printing press from Strada Reale (now Republic Street) to Strada San Paolo (St. Paul's Street) taking over a building that was constructed in 1910 and used as a cigarette-making factory by Constantine Colombos.

The paper had a reputation for objective reporting whilst upholding its own strongly held editorial opinion. Strickland's editorship covered the difficult years of World War II. Nevertheless, none of the newspapers forming part of the Group ever missed an issue in spite of continuous bombing and many war related shortages between 1940 and 1943. The building was bombed twice, receiving a direct hit on 7 April 1942, when sixteen rooms were demolished but sparing the printing machines. The building was later the target of a political arson attack which largely destroyed the original structure on 15 October 1979. Despite the attack, the paper was still published.

PROJECT SPECIFICATIONS



THE BUILDING

Location

The site comprises an area of approximately 1,500 m² occupying almost half of the block located between St Paul's Street, Melita Street and St Ursula Street in Valletta. It lies within the Primary Town Centre of Valletta, in the vicinity of the Upper Barrakka Gardens overlooking the Grand Harbour and opposite the Auberge de Castille.

Structure

The development comprises a reinforced concrete structure. Areas that do not overly Third Party Properties will be designed as an anti-seismic structure. All structures are designed to be 120 minute fire resistant as per international standards.

Internal walls will be in lightweight aerated concrete blocks that have increased thermal and sound insulation properties while conforming to Fire Regulations. Partition walls will be constructed in gypsum partition composition.

Façade

The internal face of the external walls will be built using lightweight aerated concrete blocks, while the external face is to be finished in a Maltese limestone masonry blockwork with traditional moldings that have been adapted to give a contemporary design respecting the architectural importance of both Valletta as a city and complementing the surrounding streetscapes. Authentic steel railings will be used on balconies with designed and custom-made light fittings.

Lifts

The building is served by two high speed lifts which will be finished to a high-end specification. One of these lifts will also double up as a fireman's lift.

Car Parking

The lower basement levels will include the garage and service areas of the development. This will include 54 residents-only parking spaces, which can be fitted with EV charging points if required. The entrances to both levels are from ramps at St Ursula Street level. A fire exit from level -1 links these levels to Melita Street. Both levels are below St Paul's Street.

Back Up Generator

A backup generator will be installed to ensure uninterrupted power supply for common areas, lifts and essential equipment in case of power outage.

Waste Management

A centralised refuse room serving the building will be located in the service area of the lower basement.

INTERNAL APARTMENT FINISHES

Entrance and Internal Doors

Apartment entrance paneled doors will be timber sprayed in a matt anthracite colour and include brass lever handles. Internal solid wooden framed and flash doors are paneled and sprayed in a matt light color complete with brass lever handles.

Flooring

The design incorporates different floor finishes for various areas in apartment. Quality full body, large format porcelain tiles with marble effect in living areas and parquet flooring in bedrooms. Wooden skirting is to match wall colour.

Ceilings

Seamless gypsum suspended ceiling with a matt paint finish. Moisture resistant boards will be found in wet areas. Appropriate details such as pelmets, bulkheads, shadow gaps, cornice and access openings will be included in the suspended ceilings.

Internal Walls

The internal walls will be plastered with a gypsum or mineral based plaster with aluminum beading on all joints. All walls will be finished in matt emulsion paint. Some areas will include wallpaper, wall moldings, vinyl coverings and dark RAL color paints.

Sanitary Ware and Bathrooms

All bathrooms will be finished in large format porcelain tiles, except for those areas covered with waterproof vinyl. Walk in showers will include frameless glass screens. Electrical heated towel rails, underfloor heating, chrome finish brassware and accessories and white ceramic sanitary ware are some of the finishes one will find in the bathrooms.

Air Conditioning

Air conditioning and heating will be provided by a single VRF outdoor unit installed for each apartment connected to concealed indoor units complete with linear slot diffusers.

Lighting

General LED light fittings will be installed, including modern track lights, hidden strip lights, as well as pendant and wall light provisions in selected areas.



INTERNAL COMMON FINISHES

Reception

The entrance lobby will be finished to the highest standards and include a stunning double-height ceiling and stylish waiting area. The lobby includes a combination of traditional and contemporary finishes with mirrors and a modern interpretation of the traditional coffered ceiling with stunning chandeliers.

Concierge

A dedicated concierge located at the entrance lobby will be there to receive parcels and other deliveries, as well as assist residents.

Lounge Area

Overlooking the double height in reception at first floor level, one finds a lounge area. This area will be finished to a similarly high standard as that of the entrance lobby area, including stone, marble and high-end furniture and lighting.

Courtyard

In the center of the block, one finds a large courtyard covered with an openable skylight. At the ground floor level, an external lounge area will be in the courtyard, adjacent to the entrance lobby. This area will feature greenery, a water feature and provide a tranquil space within the building. Bridges will cross the internal courtyard which will serve as passage routes connecting apartment entrances, lift lobbies and staircases.



Strickland House

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