

MALTA PROPERTY AUCTIONEERS LTD

4, GIUSEPPE CALI STREET, TA'XBIEX, XBX 1420

TEL: (356) 2138 8402 MOB: (356) 7979 7956 WEBSITE: WWW.MALTAPROPERTYAUCTIONEERS.COM



AUCTION 23

VENUE: ROYAL MALTA YACHT CLUB,
TA' XBIEX SEAFRONT, TA' XBIEX.
SUNDAY 16TH FEBRUARY 2014, 10.00

REGISTER YOUR PROPERTY NOW FOR OUR NEXT UPCOMING AUCTION AND
TAKE FULL ADVANTAGE OF OUR ADVERTISING CAMPAIGN

IN THIS ISSUE...

Dear Sir/Madam,

We do hope you had a great Festive Season but moreover we hope that 2014 will be a good healthy year for everyone. We at Malta Property Auctioneers have quite a bit to look forward to this year, mostly due to the fact that we will be moving to our new, state of the art offices in Ta' Xbiex – New and improved set up, a larger work force and revamped website are just a few things that we will be changing in 2014. We are aiming to reach a larger target audience with our new internet and website services to constantly offer better value properties to satisfy our purchasers' and vendors demands.

We keep striving to offer better quality property and to better our services to make sure that Malta Property Auctioneers keeps on growing as rapidly as it has done in the last 6 years. This more transparent process, cheaper and faster way of selling property has become more and more acceptable by the Maltese and vendors have realized that having a guaranteed marketing campaign and lower commission rates help to sell properties faster. Unlike other real estate firms that have thousands of properties on their database we concentrate all our efforts on a select few, giving vendors the professional and personal attention they deserve.

As with previous auctions, our upcoming 23rd Auction has already proved to be a success as 5 of the 17 lots listed (31%) have been sold prior to auction. As soon as a Lot is listed we start marketing it and showing it to potential bidders. If a bid comes in prior to auction day which is satisfactory to the owners/vendors the sale is made before Auction Day. These lots are marked in this catalogue as “Sold Prior To Auction “

There are still some very attractive Lots available so feel free to call to arrange to view them. We wish you happy bidding!

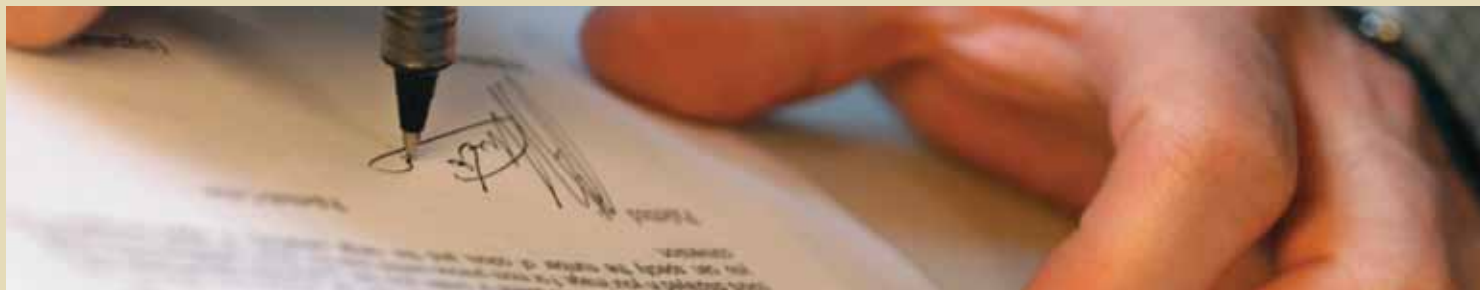
Regards
Pierre Faure
Managing Director



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STEP BY STEP GUIDE TO BUYING AT AUCTION



1. Call our office to view any of the Lots which are of interest to you.
2. Once you have seen a Lot (property to be sold by Auction) that interests you, you may either wait to bid at auction or place an offer prior to the auction. If an offer is to be presented to the vendor prior to the auction, only unconditional offers higher than the Lower Guide Price will be considered by the Auctioneer. At this stage one may review the respective Searches and the Preliminary Agreement which are provided by Malta Property Auctioneers.
3. If you have decided to wait for the auction and are satisfied with the legal, notarial and building permits with regards to the said Lot, make sure that your finances are in place and you are ready to bid.
4. On the day of the Auction you would need to register with the Auctioneer's assistants indicating your intentions to bid in the Auction. You only need to register your proof of deposit (a certified cheque or bankers draft from your bank to cover the initial deposit of 10% of the Lower Guide Price) and a copy of identification (ID card or passport preferred). At this stage a bidding number is assigned to you.
5. When the time comes to bid, make sure that you can be seen by the Auctioneer and that he is aware of when you are bidding by raising your assigned bidding number. Don't risk any of the casual scratching of the nose type bidding that you see in the movies!
6. If you are the winning bidder an assistant will lead you to the Notary's desk, where you will sign the Preliminary Agreement with the agreed terms & conditions

STEP BY STEP GUIDE TO SELLING AT AUCTION



1. Call our offices on (+356) 2138 8399 or (+356) 2138 8402 to have one of our associates inspect your property and establish whether it is suitable for sale by auction.
2. A confidential “Reserve Price” is established. – the Auctioneer is only permitted to sell the property above the Reserve Price.
3. An exclusive agreement with Malta Property Auctioneers Ltd. is signed for a period of up to four weeks after the auction day. Should other Real Estate Companies or brokers wish to show a property listed on auction, they can do this by simply calling our office for an appointment.
4. We offer a choice of three different commission structures. There are no further hidden costs.
5. Malta Property Auctioneers will market the property at its own expense on the signing of an agreement. Our marketing includes letter and email shots to our selected database clients, PR articles, distribution of the auction catalogue, various adverts on prominent local newspapers, magazines and several different online strategies.
6. Malta Property Auctioneers Ltd. has a team of experienced property consultants that will bring potential purchasers to view the property at the vendor’s convenience.
7. The Auction process is public, therefore, total transparency is assured. (This transparency makes it particularly safe for inheritance properties, corporate properties, separation cases or simply anyone who wants a genuine quick and secure sale).



MALTA PROPERTY AUCTIONEERS

WE HAVE MOVED



4, GIUSEPPE CALI STREET, TA'XBIEX, XBX 1420

TEL: (356) 2138 8402 MOB: (356) 7979 7956 WEBSITE: WWW.MALTAPROPERTYAUCTIONEERS.COM

Lot. 1*

GUIDE
PRICE

€320,000 - 345,000

Great opportunity! Beautiful townhouse situated in this sought after area of Attard with beautiful garden views from most of the rooms. Accommodation comprises of welcoming entrance hall leading to a bright kitchen / dining with a terrace overlooking a mature garden. Separate study room and a spacious living room with walkout onto the garden. Three double bedrooms, ensuite and full roof. Property boasts high ceilings, marble stairs and many authentic features. Fantastic family home.



Townhouse with Garden

65, St. Anthony Street, Attard



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CASH IN AS QUICKLY AS
30 DAYS

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JEREMY BORG GRECH

TEL: (356) 2138 8402
MOB: (356) 9952 4111



Lot.2*

GUIDE PRICE €310,000 - 330,000

New on the market! Ready to move into, a highly refurbished apartment in St. Georges Park enjoying amazing sea views from all the rooms, complete with marble flooring, bathrooms, internal doors, gypsum walls and soffits, PVC apertures (imported from Italy), Air-conditioning units, laundry space, TV and internet points and much more. The welcoming layout comprises of a wide entrance hall, large living space overlooking the sea views and a wide balcony. Separate large kitchen and dining area ideal for entertaining. 3 large bedrooms with sea views and TV and internet points. Main bedroom also enjoying a large ensuite and balcony. This property is ideal for anyone who loves bright spaces and open views. Car space included.



Highly Finished Sea View Apartment

24, Rohan Court, St. George's Park, St. Julians



THIS AUCTION
ROYAL MALTA YACHT CLUB
TAXBIEX SEAFRONT
SUNDAY 16 FEBRUARY 2014, 10.00

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LOURDES MUSCAT
TEL: (356) 2138 8402
MOB: (356) 9909 1000



Lot.3*

GUIDE
PRICE

€ 590,000 – 640,000

Semi – Detached Villa with pool

13, Triq ix-Xiber, Ibragg

Must Sell! A highly finished Villa set in a most tranquil area enjoying pool and deck area, boasting a 5/6 car garage. Entrance into bright hallway, combined open plan living room / dining room, fully fitted kitchen, separate study and lift leading onto all floors. Property boasts 4 double bedrooms, ensuite, large washroom and a full semi basement apartment. Not to be missed!



HELP & ADVICE

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PIERRE FAURE

TEL: (356) 2138 8402
MOB: (356) 9949 3899



10 **Lot.4***

Commercial Outlet

GUIDE PRICE €160,000 – 190,000

12, Mannarino Road, B'Kara

A sound letting investment (yielding 5 to 6% ROI). Fantastic opportunity to purchase a commercial premises on a well-established road (close to Mc Donald's) enjoying ample passing trade. This property measures 5m frontage and 17.5m depth with a class 4 commercial permit. Ideal for businesses requiring maximum exposure.



GUIDE PRICES

THE GUIDE PRICES ARE THE PARAMETERS WHICH WE BELIEVE THE LOT MAY ACHIEVE, ALTHOUGH BY THE VERY NATURE OF THE ENTRIES, ACTUAL SALE PRICES MAY BE HIGHER OR LOWER DEPENDING UPON THE DEMAND. GUIDE PRICES ARE PUBLISHED IN GOOD FAITH AND MAY CHANGE AT ANY TIME DURING THE AUCTION MARKETING CAMPAIGN. FOR UP-TO-DATE INFORMATION CONTACT OUR OFFICES ON 2138 8402 OR VISIT OUR WEBSITE AT WWW.MALTAPROPERTYAUCTIONEERS.COM

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TEL: (356) 2138 8402
MOB: (356) 9945 0779



Lot.5*

GUIDE
PRICE

€ 180,000 – 200,000

A rare opportunity to acquire a spacious 3 bedroom apartment (over 150sqm) located in Paceville enjoying a very spacious back yard ideal for entertaining. Property is extremely well kept with new bathrooms and double glazed apertures. Property makes for an ideal investment as it could quite easily be split into two units and is in a building where commercial permits have already been granted. Currently comprising an entrance hall, large living/dining, separate kitchen / breakfast, 3 double bedrooms, 2 leading onto the back yard and 2 brand new bathrooms.



Highly Finished Apartment with Large Back Garden

116, San Juan, Flat 1, St. George's Road, Paceville, St. Julians



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Lot.6*

GUIDE
PRICE

€ 840,000 – 880,000

An extremely well maintained villa enjoying a large back garden on approximately 600sqm set on a most tranquil and up market area in Madliena. Comprising of an entrance into hallway, step down into formal living and dining area, guest toilet, study, sitting room, breakfast room and fitted kitchen with walkout onto garden. 3/4 double bedrooms (ensuite) enjoying terraces, washroom, semi-basement cinema room and storage. Property can be modernized and transformed into a beautifully laid out family home at minimum expense! Highly recommended!



Semi-Detached Villa on 600sqm

10, La Mirage, Triq is-Saghtar, Madliena



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GAVIN SALOMONE REYNAUD

TEL: (356) 2138 8402
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Lot.7*

GUIDE
PRICE

€ 1,000,000 - 1,200,000

Fully Detached Bungalow

8, Carmelo Pace Street, Iklin

A detached bungalow accessible from 2 roads and built by the current owners on a tumolo. The sense of space begins from the moment you step through the front gate passing through a mature front garden to the home. The wide entrance hall set in the middle of the property is surrounded by a large kitchen with living and breakfast area, a formal dining room and sitting room and 3 large bedrooms ensuite. Most rooms enjoy sunny terraces overlooking the pool area and the valley. A drive way leads to a good sized garage and a large interconnected flatlet with a separate entrance. Furthermore another garage / warehouse lay beneath the property with a separate entrance through a private road. This stunning property will make a lovely family home.



SELL YOUR PROPERTY
TO THE HIGHEST
BIDDER

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Lot.8*

GUIDE
PRICE

€ 190,000 – 215,000

Brand new elevated maisonette situated in an elite part of Swieqi. Fantastic modern layout, bright and welcoming open plan entrance hall, living area, dining room and kitchen. Three bedrooms (one ensuite) leading to a lovely back yard, with possibility of an interconnecting garage.



Brand New 3 Bedroom Maisonette

21, Hanini, Triq il-Gabillott, Swieqi



NEXT AUCTION ENTRIES

ENTRIES FOR ALL PROPERTIES INCLUDING LAND FOR OUR NEXT UPCOMING AUCTION ARE NOW BEING ACCEPTED. AUCTION IS THE MOST EFFECTIVE METHOD OF EXPOSING YOUR PROPERTY TO THE WIDEST POSSIBLE MARKET. **CALL US FOR A FREE EVALUATION.**

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Lot.9*

GUIDE
PRICE

€ 200,000 – 230,000

Centrally located close to all amenities and a stone throw away from the main shopping area. A larger than usual 1st floor apartment boasting 2 front balconies and a spacious sunny back terrace ideal for outdoor entertaining. Layout comprises of an open plan kitchen / living / dining area, 3 bedrooms (main with ensuite), main bathroom and washroom. Optional underlying 3 car garage.



3 Bedroom Apartment with 20sqm Terrace

Cambridge Court, Apt 2, Tigne Street, Sliema



**AUCTIONS ARE
COST EFFECTIVE**
WITH NO NEGOTIATIONS OR
CONTINGENCIES

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Lot. 10*

Townhouse with 100sqm garden

GUIDE PRICE

€ 275,000 – 300,000

St. Patrick House, St. John Street, Gharghur

A spacious and unique townhouse located on a quiet street and enjoying a private 100sqm garden. Property comprises of an elegant entrance hall, formal sitting room and a large kitchen / living / dining overlooking the lovely garden. Property is extremely well kept and also boasts a large underlying basement suitable for various uses including a large garage. Minimal expense needed to convert this into a beautiful 4 bedroom family home.



**AUCTIONS REVEAL
THE PROPERTY'S
TRUE MARKET
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Lot. 11*

GUIDE
PRICE

€ 235,000 – 260,000

Priced to sell! Set just off the seafront and enjoying side sea views of Balluta bay is this 6th floor highly finished and completely furnished apartment. Comprising of an entrance into hallway, large open plan fully fitted modern kitchen, dining room, living room with walkout onto front balcony. 2 double bedrooms, main enjoying ensuite bathroom and back balcony. Property boasts air-conditioning in all rooms, gypsum ceilings throughout and double glazed apertures. Optional garages.



Fully furnished apartment

94, Flat 6, Old College Street, Sliema



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30 DAYS

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IAN TABONE

TEL: (356) 2138 8402
MOB: (356) 9947 3894



Lot.12*

GUIDE
PRICE

€ 300,000 – 330,000

A lovely, spacious, south facing home situated minutes away from the sea. Comprising of an elegant and wide entrance hall, formal sitting / dining room and a bright kitchen overlooking the back yard. On the upper floor, 3 large bedrooms enjoying distant sea views, storage area and washroom on roof area. Optional garage.



Terraced house with sea views

36, The Lodge, Triq Dun Luigi Rigord, Pembroke



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Lot.13*

GUIDE
PRICE

€ 220,000 – 245,000

Regretfully for sale! A semi-converted 4 bedroom house of character tucked away in a picturesque alley just beside the main village church. Property boasts many authentic features and comprises of an entrance into hallway, living room, dining room, guest toilet and a separate kitchen all with walkout onto courtyard. 3 double bedrooms, ensuite, 1 single bedroom or large study with all rooms overlooking the courtyard. Boxroom, washroom and possibility of roof garden boasting distant sea views. Highly recommended!



Semi-Converted House of Character

21, Rosary Alley, Gharghur



THIS AUCTION

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TA'XBIEX SEAFRONT

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Lot.14*

GUIDE
PRICE

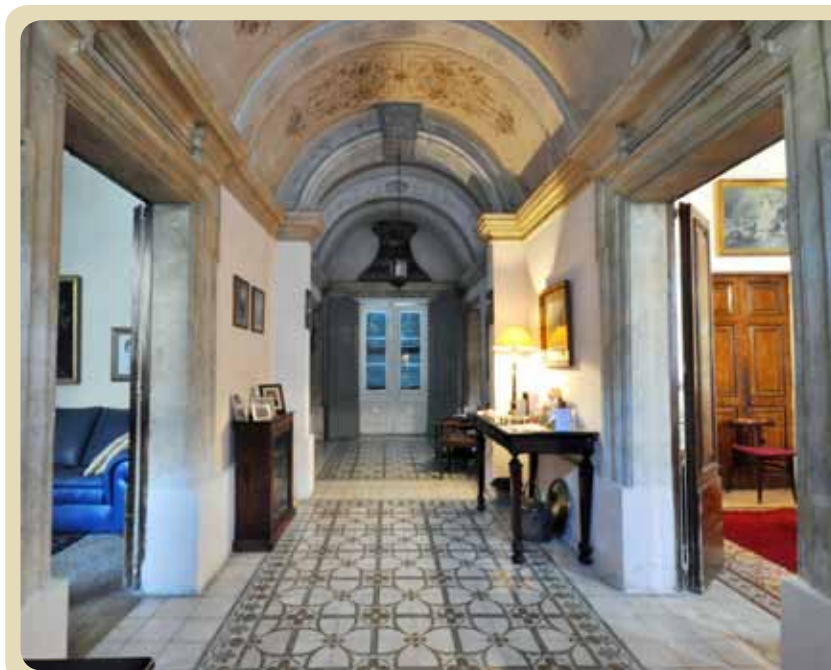
€ 875,000 – 925,000

A unique, imposing, wide double fronted Palazzo boasting a large central courtyard and 800sqm private garden set in a most desirable area and street of Balzan. Comprising of an entrance into grand arched hallway, bilateral rooms consisting of a formal dining room, drawing room, a separate large kitchen and living room with walkout onto garden. Its magnificent original staircase leads onto the first floor comprising of 4 large double bedrooms (ensuite), study / library and spacious terrace with potential of extending further. Property boasts many authentic features including patterned tiles, original wooden beams, timber apertures, hand painted ceilings, stone carved decorations and much more. Together with this absolute historical gem is a 3 car remissa street level lock-up garage. Not to be missed.



Wide Fronted Palazzo with 800sqm Garden

46/52, Three Churches Street, Balzan



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Lot.15*

GUIDE
PRICE

€525,000 – 575,000

Must sell! A unique double fronted townhouse enjoying a beautiful mature garden (approximately 250sqm) set in one of the most sought after villages and streets of Balzan. Comprising of an entrance into large elegant hallway, leading directly onto the garden, bilateral rooms consisting of a formal dining room, formal living room and a separate large kitchen with walkout onto outdoors. Property has only been built on ground floor level and boasts extreme potential to be converted into a 4 bedroom family home. Highly recommended!



Double Fronted Townhouse

44, Three Churches Street, Balzan



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Lot. 16*

**GUIDE
PRICE**

€120,000 – 150,000

Opportunity to acquire a commercial outlet with full office permits in a most prestigious location is Sliema – Tower Road. Property is currently in advanced shell form but will be an ideal set up for various kinds of businesses. Property comprises of 5 sizable rooms, kitchenette and a bathroom. Perfect commercial opportunity.



Seafront Commercial Opportunity

161, Shop D, Tower Mansions, Tower Road, Sliema



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Lot. 17*

GUIDE
PRICE

€790,000 – 840,000

Corner site with tremendous commercial potential enjoying a 60 foot frontage in a busy and prominent location adjacent to the landmark B'Kara mill ('Mithna'). This unique site is already excavated and has potential of being built with a level of garages and 3 open plan levels of approximately 195sqm each and a penthouse. Property is ideal as showroom, offices, banks or various commercial outlets with an abundance of passing trade. Architect drawings are also available providing the option to develop into 4 smaller shops/commercial outlets.



Excavated Site for showroom / offices

Corner Site, Ganu Street c/w Bwieraq Street, B'Kara



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MOB: (356) 7979 7956





PIERRE FAURE
DIRECTOR

MALTA PROPERTY AUCTIONEERS LTD

TEL: (356) 2138 8402 MOB: (356) 7979 7956
4, GIUSEPPE CALI STREET, TA'XBIEK, XBK 1420

WEBSITE: WWW.MALTAPROPERTYAUCTIONEERS.COM



STEFAN CONSIGLIO
OFFICE MANAGER



GAVIN SALOMONE REYNAUD
SALES MANAGER



KONRAD ABELA
PROPERTY CONSULTANT



MARY ROSE ZAMMIT
PROPERTY CONSULTANT



SEAN AZZOPARDI
PROPERTY CONSULTANT



JEREMY BORG GRECH
PROPERTY CONSULTANT



LOURDES MUSCAT
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JUSTIN FAURE
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