

A close-up photograph of several large, vibrant green leaves with prominent veins, filling the left side of the page. The leaves are arranged in a fan-like pattern, with the central vein being the most prominent.

THE VERDALA  
TERRACES

NOW YOURS TO CALL HOME

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AX GROUP



THE GRAND HOTEL VERDALA

DESTINATION ———

## A JOURNEY THROUGH TIME

The Grand Hotel Verdala achieved iconic status in Malta after opening its doors in 1971, celebrated for its unmatched luxury and frequented by a plethora of international celebrities, political leaders, and other high-profile guests from around the globe.

Today, AX Group is proud to showcase the Verdala Terraces, an exclusive collection of luxurious residences located next to the forthcoming 5-star Verdala Wellness Hotel.

Positioned along the coveted ridge edge of 'Tal-Virtù' in Rabat, this prestigious destination stands as a haven of tranquillity and refined luxury. Seamlessly blending timeless elegance with modern sophistication, it reimagines the cherished legacy of the original Grand Hotel Verdala, offering an unparalleled retreat.

“  
TIMELESS ELEGANCE  
REIMAGINED



LOBBY - THE GRAND HOTEL VERDALA



FOUR SEASONS RESTAURANT - THE GRAND HOTEL VERDALA



DESTINATION ———

## TIMELESS HERITAGE

Tucked away in a peaceful corner of Rabat, within a short distance from the ancient citadel of Mdina, lies the highly sought-after Verdala Terraces where tranquillity takes centre stage, offering a residential haven amidst the breathtaking beauty of the Maltese countryside.

The ready to move into residencies are ideal for individuals who appreciate the finer things in life as much as they do nature, community, and a sense of belonging to a neighbourhood alive with restaurants, cafés, boutique shops, and iconic cultural and historical landmarks.

At the Verdala Terraces, luxury sits harmoniously with the natural beauty and heritage of the area. This is a unique opportunity to own a home in one of Malta's most desirable locations.

“  
WELCOME TO THE  
NEIGHBOURHOOD





# THE VERDALA DESTINATION

THE PINNACLE OF LUXURY LIVING

DESTINATION ———

## THE WAIT IS OVER

Drawing inspiration from the geological makeup of the islands, the Verdala destination blends harmoniously with Rabat's evocative townscape, mirroring the horizontality of the rock strata, erosions, and voids found in the hills and valleys nearby.

With the introduction of open piazzas and new externalised courtyards, the new Verdala destination invites both residents and visitors to embrace the charm and beauty of this picturesque area of Malta.

Discover an exclusive selection of 87 elegant residences, ranging from 1 to

4 bedroom apartments, panoramic mansions, duplexes and penthouses spread out across the Royal Mansions and the Grand Mansions. Each home is luxuriously finished, with an excellent choice of sizes, layouts, and orientations. Certain residences even feature private pools, ensuring an unparalleled level of personalised comfort.

Benefitting from its Special Designated Area status, both EU and non-EU nationals are able to acquire properties with the same acquisition rights as Maltese citizens.

“  
MALTA'S MOST  
EXCLUSIVE RESIDENCES

DISCOVER  
UNPARALLELED  
LUXURY





RESIDENCES —

## ROYAL MANSIONS

Welcome to the Royal Mansions, a prestigious collection of 38 exclusive residences tailored to meet the preferences of our esteemed clientele. The Royal Mansions comprise of 4 duplexes, 4 penthouses, and 30 residences, each offering a unique perspective on the surrounding environment. Enjoy the picturesque countryside, beautifully landscaped gardens, and charming public piazzas that encircle the neighbourhood.



RESIDENCES —

## GRAND MANSIONS

Discover the Grand Mansions, an exceptional collection of 49 luxurious residences comprising of 3 panoramic penthouses, 5 duplexes each boasting a private pool, 4 duplexes, 5 panoramic mansions, 1 residence with a private pool and 31 one to four bedroom residences. The private residences at the Grand Mansions offer inspiring design and sweeping panoramic vistas, including views of Mdina.



# DINE AL FRESCO EVERYDAY



RESIDENCES —

## EXCEPTIONAL VIEWS

The residences offer a seamless connection to the magnificent surroundings of this idyllic region in Rabat, with privileged front row seats of Malta's most breathtaking countryside.

This is a truly inspired setting for relaxation, outdoor dining, and entertaining guests in the comfort of your own home.

“  
A HOME DESIGNED TO  
CONNECT YOU WITH  
NATURE, EVERY  
MOMENT OF EVERY DAY



MDINA VIEWS



COUNTRYSIDE VIEWS

EXPLORE THE SCENIC SPLENDOUR  
OF MALTA'S OPEN COUNTRYSIDE





## DESIGN MEETS FUNCTION

Inspired design meets first-rate craftsmanship in this collection of cultivated homes that match quality and luxury with practicality and comfort throughout.

The conception of each residence is a carefully considered study of proportions and layout to creating a sense of flow within the interiors.

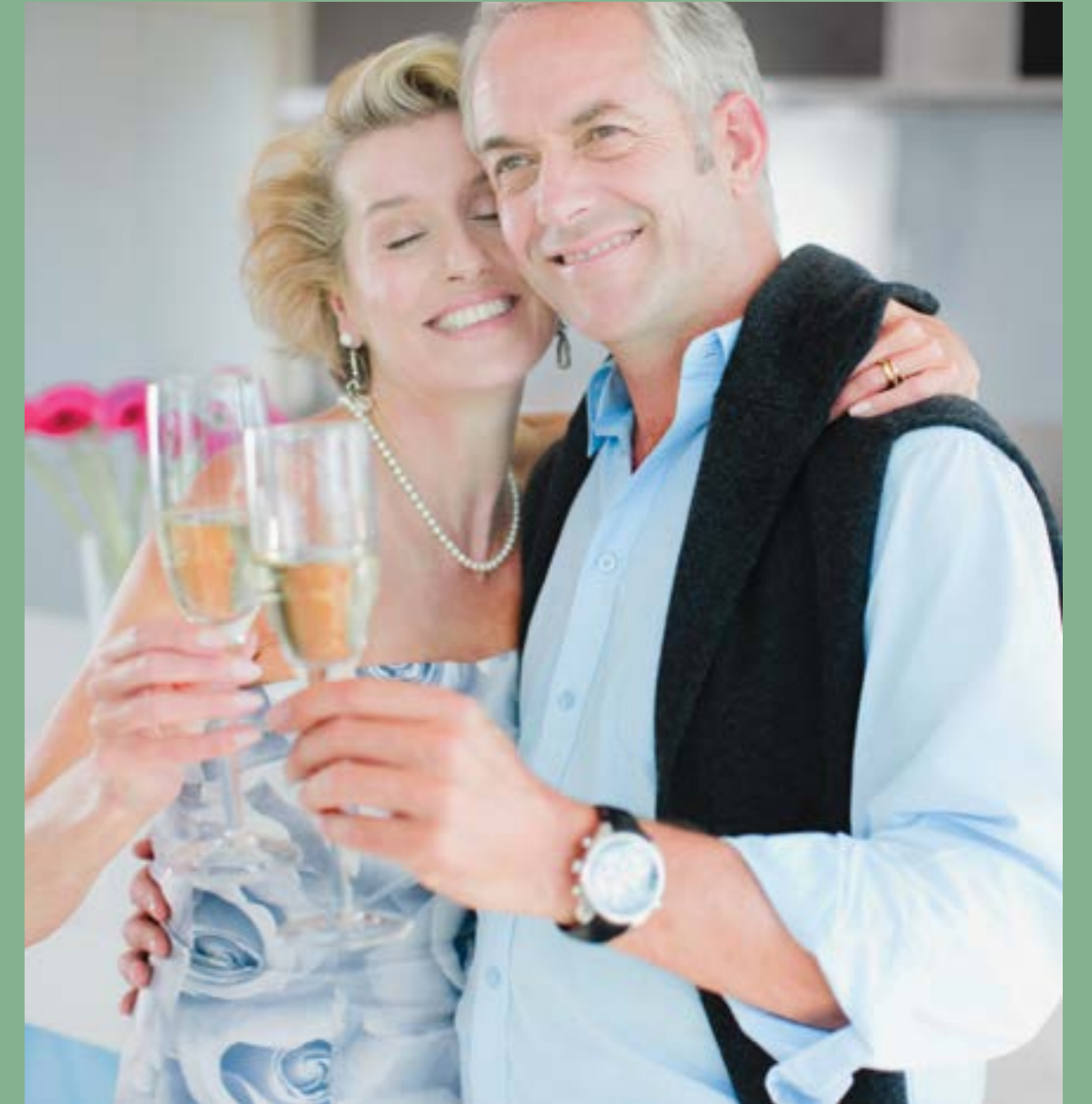
“  
A UNIQUE &  
SOPHISTICATED  
SELECTION OF  
CULTIVATED HOMES

Dramatic floor-to-ceiling apertures allow each residence to respond to the light of the day and the unfolding of the seasons to offer a living experience that is intimately in tune with the natural surroundings.

Our approach combines the best of both worlds, creating homes that are not only beautiful but also functional and efficient.

# UNMATCHED VISTAS YOURS TO ENJOY





## EXCLUSIVELY PRIVATE

The residences seamlessly bridge the gap between indoor and outdoor living, offering gorgeous vistas while maintaining privacy. This is achieved through a clever arrangement of overhangs and eaves that play with light and shadow, shelter and exposure.

Select residences also benefit from a privacy module system that provides

an extra layer of seclusion, making your terrace a tranquil escape in the heart of your home.

Fine detailing and quality materials produce a structure that is as eco-efficient as it is luxurious. Residents can look forward to a peaceful and exclusive home that does not compromise on privacy, safety, and security.

“  
YOUR PEACEFUL  
RETREAT AT THE  
VERDALA TERRACES



VIEWS FROM THE GRAND MANSIONS



# LUXURY LIVING AT ITS FINEST





OPEN PLAN LAYOUT - GRAND MANSIONS



OPEN PLAN LAYOUT - ROYAL MANSIONS



A SERENE SANCTUARY  
FOR YOU TO CALL HOME

OPEN PLAN LAYOUT - ROYAL MANSIONS





RESIDENCES —

## IMMERSE YOURSELF IN TRANQUILLITY

The infinity pool at the Verdala Terraces is a standout feature that truly sets it apart from other residential developments. Residents can enjoy themselves in a tranquil environment surrounded by clean, country air and peaceful surroundings, perfect for unwinding after a long day.

To enhance the overall experience, residents and guests can make the most of the dining area right by the pool deck, combining the pleasures of swimming with the enjoyment of dining al fresco.

“  
ENJOY PANORAMIC  
COUNTRYSIDE VIEWS







## 24-HOUR SECURITY

Security measures are in place via CCTV surveillance 24 hours a day, seven days a week, to give residents the utmost peace of mind. Entry is access-controlled across all building touchpoints.



## CONCIERGE SERVICE

Our concierge provides a professional and wide-ranging service from sourcing experts for personal training, spa and wellness, to booking restaurants and travel as well as coordinating maintenance and deliveries.



## 5-STAR SERVICE

Savour the epitome of comfort and ease with around the clock in-room dining offered by the neighbouring 5-Star Verdala Wellness Hotel. Indulge in a vast array of culinary delights prepared by renowned chefs and delivered with 5-star service.



## VERDALA WELLNESS HOTEL

Residents can indulge in the 5-star facilities offered by the Verdala Wellness Hotel, which include a fitness studio for exercise needs, personalised spa experiences for ultimate relaxation, and exceptional dining options.



## LANDSCAPING & GARDENER

The upkeep of the landscaped gardens is essential to the overall pristine condition of the Verdala Terraces throughout the year. With the presence of a skilled gardener, high standards will be maintained throughout the surroundings, ensuring a visually pleasing and well-maintained environment.



## GARAGES & CAR SPACES

Homeowners have the opportunity to acquire lock-up garages or car spaces, providing a safe and convenient solution for the protection of their vehicles.



## STORAGE AREAS

The availability of storage areas is a valuable asset for residents who want to make the most of their living space and enjoy a tidy and organized home environment. Whether used for seasonal items, household essentials, or personal possessions, the rented storage areas offer a practical solution.



## INFINITY POOL & SUNDECK AREA

With its stunning views and comfortable lounging options, the Infinity Pool is the ideal setting to embrace serenity, surrounded by panoramic vistas. Residents and guests can also use the onsite dining area right by the poolside.



LIVING EXPERIENCE ———

## CREATING MEANINGFUL CONNECTIONS

The Verdala seamlessly integrates into the vibrant Rabat and Mdina community, offering upscale residences designed to complement the unique lifestyles of its residents. These homes provide more than just elegant living—they cultivate a welcoming, neighbourly atmosphere that aligns perfectly with the charm of the surrounding town life.

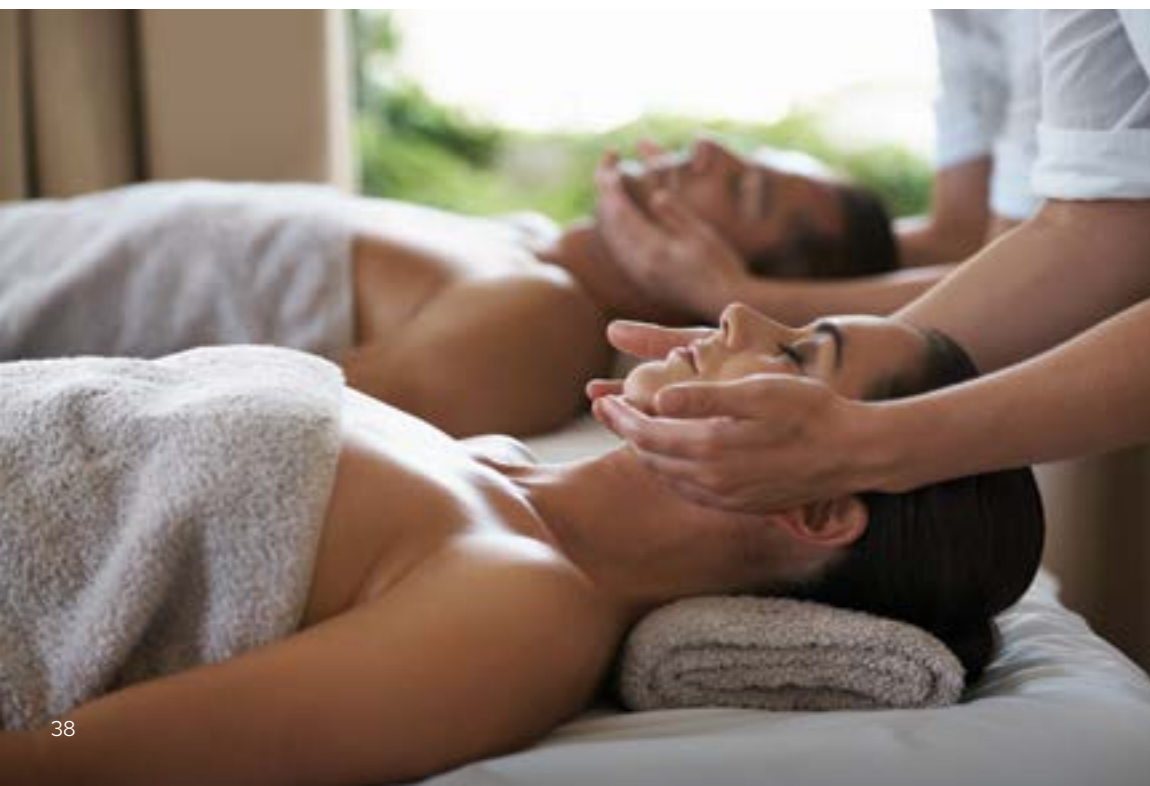
With open spaces, landscaped gardens, 5-star hotel facilities, and essential daily outlets, including a pharmacy, the Verdala has been thoughtfully designed as a communal destination to be enjoyed by Rabat residents and visitors.

“  
IN HARMONY WITH  
THE TOWN LIFE OF  
RABAT AND MDINA





SPA - ARTISTIC IMPRESSION



LIVING EXPERIENCE ———

## VERDALA WELLNESS HOTEL

The Verdala Wellness Hotel, a prestigious 5-star destination dedicated to holistic well-being, warmly welcomes guests who desire an enriching experience that nurtures their overall wellness.

Through our comprehensive range of facilities, we provide a seamless integration of contemporary fitness practices, beauty treatments, and nutritional concepts, offering guests an immersive wellness journey.

Moreover, the Verdala Wellness Hotel presents a diverse selection of dining options, serving as an ideal setting for intimate dinners and memorable celebratory occasions.

“  
BEGIN YOUR JOURNEY TO  
ACHIEVING INNER BALANCE

## YOUR WELLNESS HIDEAWAY



MEDITATION AREA - ARTISTIC IMPRESSION



# SOUL ENRICHING EXPERIENCES

HOTEL TERRACE - ARTISTIC IMPRESSION



EVENT SPACE - ARTISTIC IMPRESSION



40 HOTEL LOBBY - ARTISTIC IMPRESSION



HOTEL ATRIUM - ARTISTIC IMPRESSION



LIVING EXPERIENCE ———

## SERVICED RESIDENCES

Our elegant serviced apartments offer a range of high-end services, making them the right choice for accommodating your overseas guests. With spacious living areas, fully equipped kitchens, and luxurious bedrooms and bathrooms, your guests will enjoy a comfortable and relaxing stay.

Additionally, our 5-star hotel service, concierge and on-site security staff ensure that your guests' needs are taken care of at all times.

“  
THE ULTIMATE  
IN GUEST  
ACCOMMODATION



SERVICED APARTMENT - ARTISTIC IMPRESSION



LIVING EXPERIENCE ———

## DINING AND ENTERTAINMENT

Rabat offers a wide range of dining and entertainment options that cater to all tastes. From trendy cafés to high-end restaurants, there is something to suit every palate.

With the new Verdala Wellness Hotel opening its doors in 2025, comes a range of exceptional dining options that will be available to our residents. The ambiance of our restaurants will be elegant and sophisticated, providing the perfect setting for intimate dinners or celebrations.

“  
INDULGE IN EXCEPTIONAL  
CULINARY DELIGHTS





THE VERDALA DESTINATION

LOCATION ———

## NEIGHBOURHOOD

- 1 THE VERDALA DESTINATION
- 2 ST PAUL'S CATACOMBS
- 3 PARRUČĀN CONFECTIONERY
- 4 THE BASILICA OF ST PAUL
- 5 THE FOUNDLING WHEEL
- 6 RABAT MARKET
- 7 CASA BERNARD
- 8 THE CHAPEL OF THE PENITENT MAGDALENE
- 9 IS-SERKIN PASTIZZI SHOP
- 10 MDINA - UNESCO WORLD HERITAGE CITY
- 11 PALAZZO VILHENA
- 12 DOMVS ROMANA
- 13 ST PAUL'S CATHEDRAL
- 14 GĦAJN HAMMIEM
- 15 PALAZZO FALSON







LOCATION —

## RABAT'S RURAL CHARM

The Verdala is a gateway to the culturally rich Rabat and Mdina communities, where tradition, folklore, and history are alive on every street, townhouse façade, and piazza.

There's a fascinating cultural calendar that's brimming with traditional festas, firework displays, liturgical processions, arts and culture events, and even large-scale annual festivals.

Rabat also offers easy access to the woodlands of Buskett Gardens, the stunning clifftops in Ħad-Dingli, and the lush valleys and hillsides surrounding Siġġiewi.

For those who love to explore, you can find an array of walking and bicycle trails that offer pathways with traditional rubble walls, rich farmland, wayside chapels and stunning views.

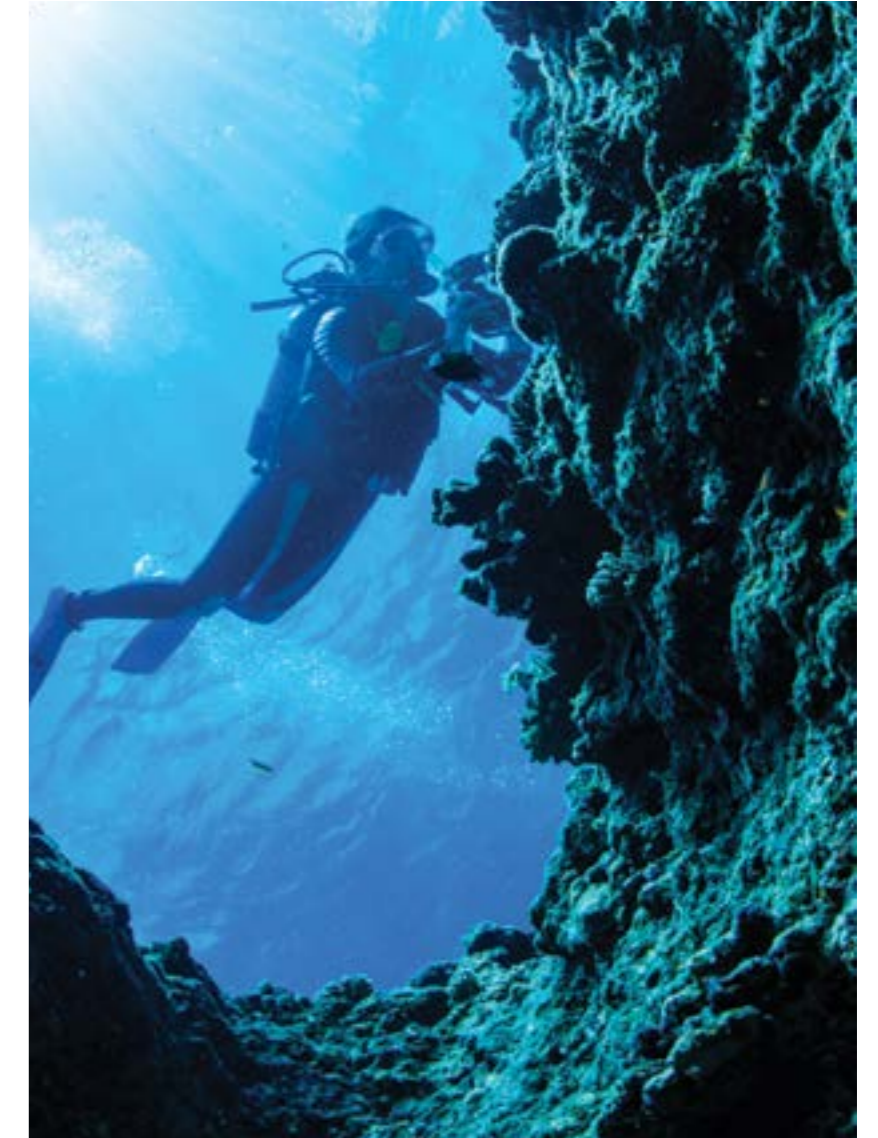
“ A FASCINATING CULTURAL CALENDAR FULL OF TRADITION, FOLKLORE, AND HISTORY ”

LOCATION ———

## EXPERIENCE THE BEST OF MALTA

Malta is a beautiful Mediterranean island that offers a rich history, culture, and natural landscapes. With its pristine beaches, scenic countryside, and a wide range of activities to enjoy, each day brings something new and exciting to discover.

“  
NOT JUST A PLACE  
TO VISIT BUT A GREAT  
PLACE TO CALL HOME





LOCATION ———

# CONNECTIVITY

The prime location of the Verdala Terraces offers quick and easy access to all of Malta's most notable attractions and landmarks without having to travel far. Many popular destinations are just a short walk or drive away. The best of Malta and Gozo is always within reach.

10 MINS	 	Rabat's Piazza Buskett Gardens & Dingli
12 MINS		Mdina
20 MINS		Airport
25 MINS		Sliema
30 MINS		Valletta
50 MINS	 	Gozo

## LANDMARK DEVELOPMENTS

For over four decades, AX Group has built a sterling reputation for its commitment to exacting standards and meticulous attention to detail in delivering projects of exceptional quality across Malta.

The Group's diverse portfolio, comprising award-winning hotels, luxury residences, the Hilltop Gardens Retirement Village, and various other landmark developments, speaks for itself. AX Group has made significant contributions to several national projects, including the frame structure of the Parliament building and the rehabilitation of the Valletta Waterfront, both renowned for their high-quality execution.

- AX Sunny Coast Resort & Spa, Qawra
- AX Seashells Resort at Suncrest, 4-star Hotel, Qawra
- Malta's first private hospital, Sliema
- AX Palazzo Capua, Sliema
- AX The Victoria Hotel, 4-star Hotel, Sliema
- AX The Palace, 5-star Hotel, Sliema
- Valletta Cruise Port and Valletta Waterfront
- Verdala Mansions, Rabat
- Hilltop Gardens & Simblija Care Home, Naxxar
- AX The Saint John, 4-star Hotel, Valletta
- Rosselli AX Privilege, Luxury Hotel, Valletta
- AX Business Centre, Mosta
- Palazzo Lucia, Valletta
- AX ODYCY Hotel & Lido, Qawra
- Nearing Completion -  
The Verdala Terraces and Verdala Wellness Hotel AX Privilege, Rabat



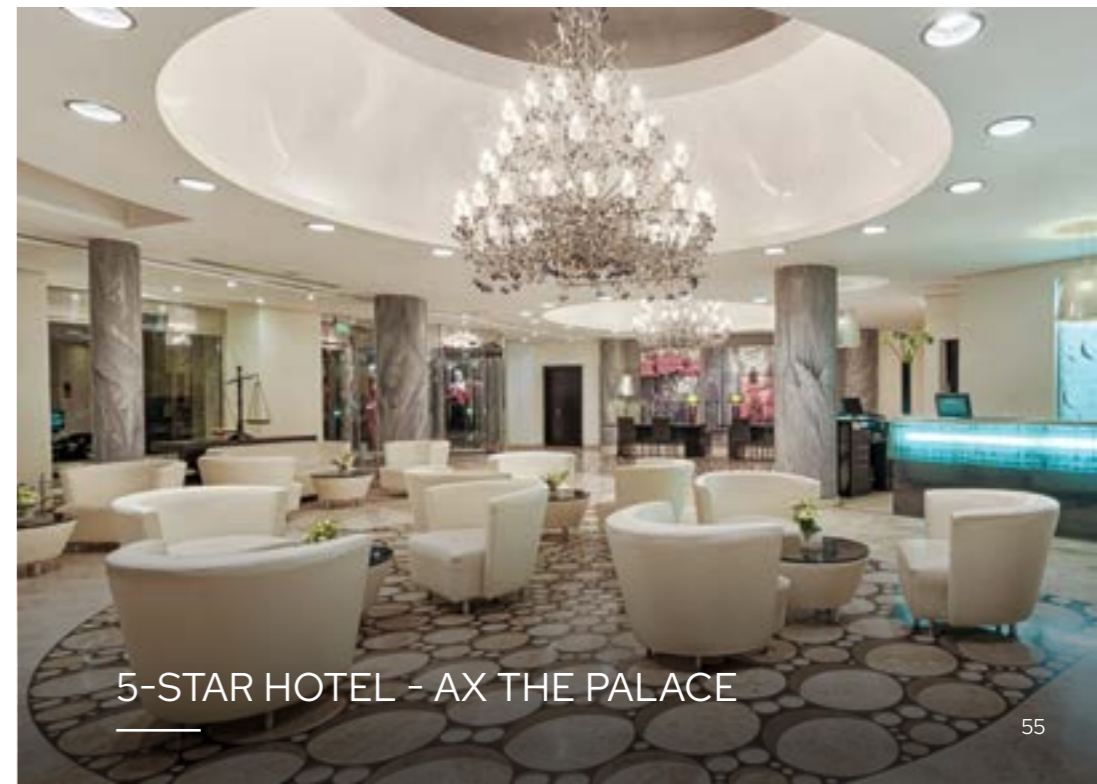
5-STAR HOTEL - ROSSELLI AX PRIVILEGE



HILLTOP GARDENS - RETIREMENT VILLAGE



VALLETTA CRUISE PORT & WATERFRONT



5-STAR HOTEL - AX THE PALACE

## WEALTH OF EXPERTISE

Representing the realms of development, architecture, real estate, and hospitality, and rooted in a deep affection for this esteemed neighbourhood, this stunning development is spearheaded by AX Group in collaboration with C&K architects, who have contributed their visionary expertise to the development.



ANGELO XUEREB  
CHAIRMAN



DENISE XUEREB  
DIRECTOR



CLAIRE ZAMMIT XUEREB  
DIRECTOR



C&K ARCHITECTS  
ARCHITECTS

## THE VERDALA TERRACES

NOW YOURS TO CALL HOME.

[www.verdalaterraces.mt](http://www.verdalaterraces.mt)

THE VERDALA  
TERRACES