

Cottonera Waterfront Group

The objective of the Cottonera Waterfront Group (WG) is to identify an international group

who would be interested in either managing or investing in this project which is in a unique position within the Grand Harbour

The property is being branded as an exclusive and unique experience. The property is located centrally within the Mediterranean and therefore with Emirates flying into Malta via Cyprus there is ease of access to the Middle East market. The development of the St. Angelo Health Club and Spa Resort is in two parts. The Holistic Clinic. Accommodation comprising fourteen units, which the CWG are, at present, intending to retain ownership of.

The guests:

Guests exclusively resident in the fourteen units of accommodation.

Owners and guests of the yachts moored in the marina.

Guests from other upmarket hotels. (Eg the Casino Venezia is planning to open a five-star hotel along the waterfront.)

Guests from other hotels that lack spa facilities: although many do have the basics – none however offer Medical and Holistic integration.

They wish the investor or operator to bring their creative investment and expertise to the design and development of the venture (within the parameters of the building's heritage and the planning authority's limits

Conditions surrounding the property:

Leasehold with the Maltese Government to 2098

St. Angelo Health Club and Spa Resort

Introduction

The building housing the Royal Navy distiller (1903) was constructed at about 3m above sea level, on the foreshore of Fort St Angelo at Kalkara Creek in the Malta Grand Harbour.

The old desalination plant which lies below Fort St Angelo and faces the entrance to the Grand Harbour, consists of 2 large rooms, 20m x 15m and 20m x 10m respectively. Total area is 2811 sq. ms.

It is being proposed to convert the old distilling station complex and other buildings on the offshore, as well as other existing buildings inside Fort St Angelo, into a Spa Resort & Health Club with ancillary services and suitable accommodation for guests.

Proposed Development

The Marina Residency Club will be situated at the former Royal Navy Distillery building, on the foreshore of Fort St Angelo, and the former Ward building, located on the intermediate level bastions of the fort. Both buildings overlook the panoramic view encompassing lower Valetta including Fort St Elmo, the breakwater, Fort Ricasoli, Bighi, and Kalkara Creek.

The two sites will be restored and converted into exclusive accommodation units, for the owners and guests of the large super yachts berthing at the Grand Harbour Marina. There will be approximately fifteen units in all, varying in size from single bedroom units to 130 sq. m apartments.

The Resort Club will be equipped with in-house club facilities including a restaurant, fitness club with related sauna and other health facilities.

History

The two buildings which will form the St. Angelo Health Club, were both erected during the British period. The Royal Navy based in Malta built a Distillation plant in 1903 for the conversion of sea-water into fresh water, servicing the requirements of the Admiral of the Fleet, who at the time was using Fort St Angelo as the British Fleet Headquarters.

Ward building, a former defensive complex facing inner Kalkara Creek, is situated at the side of the larger room of the Distillation plant. It consists of five independent but adjacent vaults, or casemates, each with a separate entrance. A battery, built by Grunenbergh between 1688 and 1690, has an embrasure at the back of each vault and was originally intended to guard the same creek.

These buildings are presently separated by a blocked sally-port stairs which connected the two levels in the past. The two buildings will be connected once more by reopening the stairs leading from the ex Ward building above to the ex Distillery plant.

The Ward building was modified into low quality tourist accommodation units about thirty years ago, with the larger masonry vaults subdivided into smaller rooms further concealing these unique characteristics of the building above polystyrene suspended ceilings. The premises have lain abandoned for nearly twenty years. The conservation works will restore the building architecturally to their former glory enabling the use of the renovated and restored building as exquisite residential units in a magnificent medieval setting.

The façade of the Distillery plant, which has been abandoned since the departure of the British Services and was heavily pillaged and vandalized over the years, is constructed in beautiful hard Maltese limestone which has weathered the "Gregale" storms over the decades and mellowed into a beautiful grayish - brown hue. The interiors have suffered heavily due to lack of protection from the marine climate and ingress of rainwater. The entire building will be restored with the interior converted into three floors accommodating the club house and facilities.