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Searches Unit,
Archbishop Street,
Valletta

No Remarks

Arkivre Arkivre

Order 2087501 - Front Page (Update)

Name **GSM MGARR PROPERTIES**

Comp. Reg. No. **C 105360**

Liabilities	From 14/11/2025	To 01/01/2026	Malta & Gozo	
Transfers	From 14/11/2025	To 01/01/2026	Malta & Gozo	
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Search Results

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The eighteenth (18th) of November of the year two thousand and twenty five (2025).

A public deed entered into between **'GSM Mgarr Properties Ltd'**, bearer of company registration number (C.105360) – hereinafter referred to as "the Vendor/s" and **Luca Micallef,** unmarried son of Lawrence Micallef and Marquita Micallef at birth Grima born in Victoria Gozo on the 17th April 2004 and residing at Victoria Gozo (Identity Card Number 10104(H)) - hereinafter referred to as 'the Purchaser/s'.

The Parties agree that in the Deed and the annexes attached thereto:

(A) Unless otherwise expressly stated or the contrary intention appears, the following capitalised terms have the following meanings respectively assigned to them:

"Administrator" means the person appointed as such in accordance with article fifteen (15) of the Condominium Act.

"Architect" means Architect Leonard Spiteri or any architect who may be engaged by the Vendors for the purpose of applying for the building permit and supervising the construction of the Complex;

"Block" means the complex which shall comprise of eleven (11) garages at basement level, two (2) offices at ground floor level, and sixteen (16) overlying apartments, of which two (2) are penthouses at the uppermost level, and which will be built on the Site, as better delineated on the attached plans therewith attached. The Block shall bear the name "Tonale" in Victoria Street, Gzira.

"Block Common Parts" means the common parts, areas and services of the Block intended for the common use or benefit of the car spaces, garages and apartments and the penthouse in the Block, including the main entrance and lobby; the stairwell, corridors, stairs, landings, lift shaft, lift (which common areas extend up to the penthouse level of the Block and down to the Garage Complexes); the lift room and meter room (even if located within the Garage Complexes); the internal service shafts; the communal drainage, plumbing and electrical systems up to where the said systems branch off for the exclusive use of an apartment in the Block and all other common parts, areas, facilities and services mentioned in paragraphs (b) and (c) of article five (5) of the Condominium Act as well as all services, installations and objects installed in the Block Common Parts and other utility lines, lighting facilities, decorations, and other facilities intended for the common use or benefit of owners of apartments in the Block and not devoted to or for the exclusive use of any one apartment in the Block.

If any common part, area or service mentioned above does not exist in the Block the definition of Block Common Parts for the purposes of the Block shall be construed accordingly.

"Building Permit" means the permit to be eventually issued by the Planning Authority on the basis of applications to that effect as filed and to be filed by Vendor;

"Complex" means the Block consisting of two (2) offices at ground floor level, three (3) apartments on each of the first, second, third and fourth floor levels, two (2)