

SCIROCCO HEIGHTS





Unparalleled Coastal Living



Immerse yourself in the epitome of coastal living at Scirocco Heights. Enjoy breathtaking sea views, tranquil beachside walks, and a refreshing coastal breeze right at your doorstep. Experience the perfect harmony of modern luxury and natural beauty in this idyllic residential haven.



Serenity And Tranquility



Discover a serene and tranquil escape from the fast-paced world at Scirocco Heights. Nestled in a peaceful village setting, this residential paradise offers a refuge of calmness and tranquility. Relax amidst beautifully landscaped gardens, unwind in your private oasis, and enjoy a harmonious lifestyle away from the noise and stress of the city.

Rich Cultural Heritage

Immerse yourself in the rich cultural heritage surrounding Scirocco Heights. Located near the historic Ghar Dalam Cave, indulge in a deep connection with Malta's past and embark on a journey of exploration. From archaeological sites to vibrant local traditions, this remarkable location offers a unique blend of modern comforts and captivating history.





Sustainable Living At Scirocco Heights

Sustainability is at the heart of our design, offering you a modern, eco-friendly lifestyle without compromise.

Highest Energy Standards

Our apartments feature fully insulated facades, ensuring the highest energy efficiency standards in Malta. Enjoy reduced energy consumption and lower utility bills while contributing to a greener planet.

Green Spaces

Immerse yourself in nature with lush plants adorning our facades and roofs, complemented by 2,800 sqm of private gardens. These green spaces not only enhance the aesthetic appeal but also promote biodiversity and cleaner air.

Innovative Water Management

Our advanced irrigation system, supported by a reservoir with a capacity of nearly 3 million liters of rainwater, ensures sustainable water use. This system not only conserves water but also keeps our gardens vibrant and healthy.

Renewable Energy

Harness the power of the sun with PV panels installed on the roofs, providing clean, renewable energy for the community. This initiative significantly reduces our carbon footprint and promotes energy independence.

Electric Vehicle Ready

In line with our commitment to sustainable transportation, every garage is equipped with the option for an electric car charging point. Embrace the future of mobility with ease and convenience.

I.

The Project





Elevated Living Redefined. Design Excellence With Sustainability At Its Core:
Where Form, Function, And Eco-Beauty Converge



II.

Open Spaces



Large Green Open Spaces

2,800 sqm of private gardens



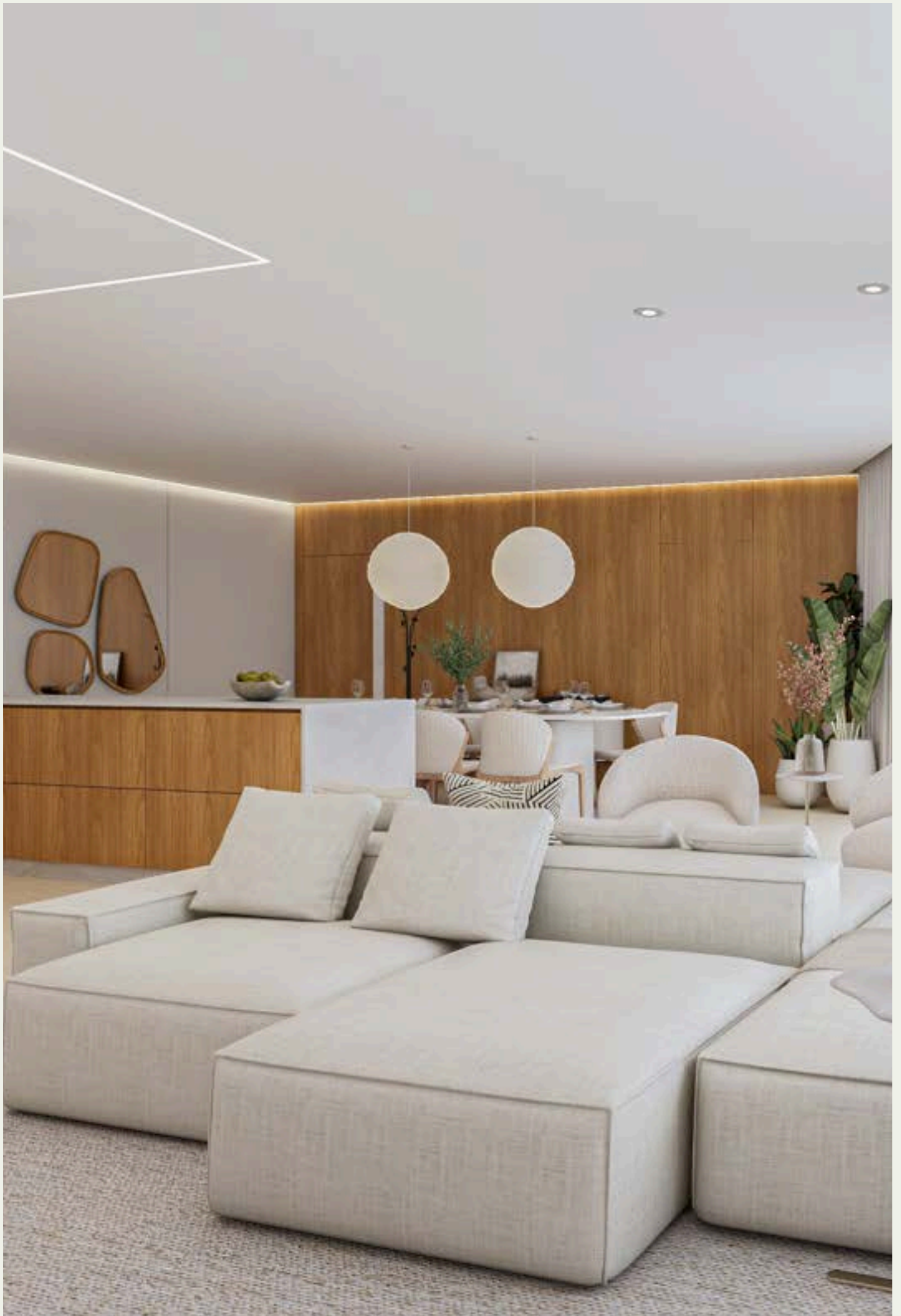
III.

The Apartments



We Have Thoughtfully Designed Every Aspect To Create A Comfortable And Inviting Living Environment. Experience The Harmonious Blend Of Style And Quality That Will Enhance Your Everyday Living At Scirocco Heights.





IV.

The Penthouses



Breathtaking Views, Private Terraces, & Private Swimming Pools, Providing
The Ultimate In Opulence And Privacy



V.

Lifestyle & Neighbourhood

Discover The Charms Of Our Enchanting Neighborhood



Where history and natural beauty intertwine. Explore the nearby Ghar Dalam Cave, a cultural heritage site steeped in ancient wonders, or indulge in the fresh catch of the day at the renowned fish restaurants in Marsaxlokk





Coastal Living

Explore the joys of coastal living at Scirocco Heights, where you can enjoy easy access to pristine beaches, water sports, and breathtaking sea views.



Wellness

Prioritize your well-being with access to fitness centers, spas, and wellness retreats in the vicinity, offering relaxation and rejuvenation opportunities.



Culture

Where history and natural beauty intertwine. Explore the nearby Ghar Dalam Cave, a cultural heritage site steeped in ancient wonders, or indulge in the fresh catch of the day at the renowned fish restaurants in Marsaxlokk



Cafes' & Dining

Indulge in a culinary journey with a wide selection of seafood restaurants, charming cafés, and local eateries known for their delicious Mediterranean cuisine.



Infrastructure

Enjoy seamless convenience with direct elevator access to our secure underground car park, featuring 180 spacious garages. Benefit from excellent public transport connections, ensuring effortless travel.



Family-Friendly

Experience a family-friendly community with nearby schools, playgrounds, and recreational facilities that cater to the needs of children and parents alike.



Shopping And Markets

Explore local markets, boutiques, and shopping centers that offer a wide range of products, from fresh produce to fashion and crafts.



Community Events

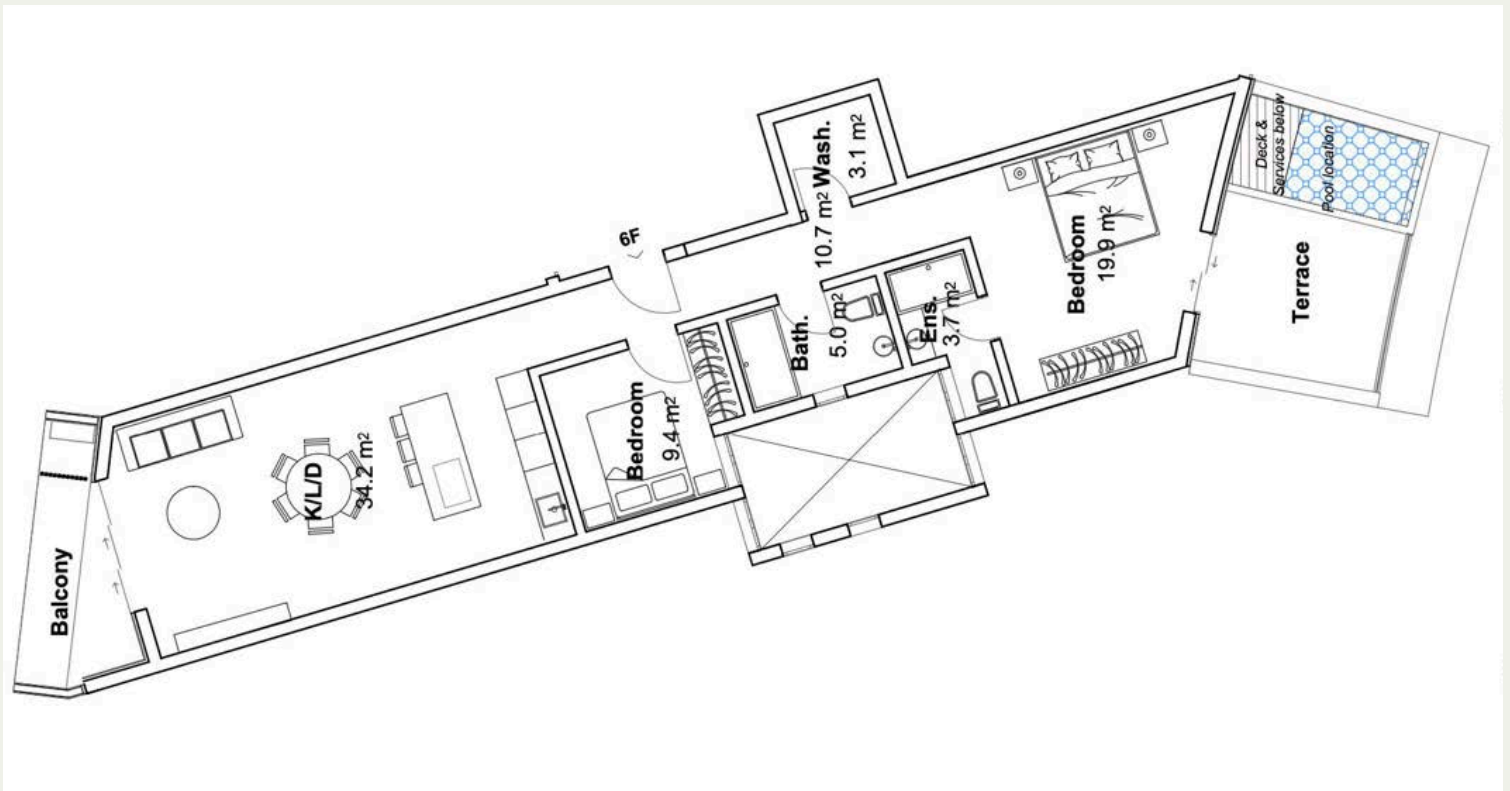
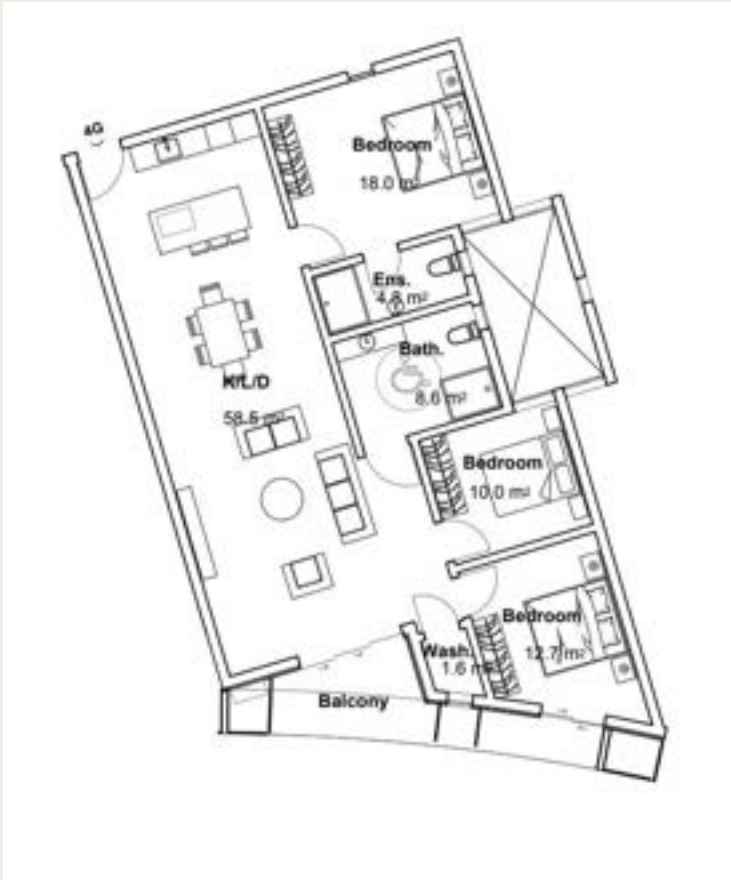
Engage in community events and social gatherings, fostering a sense of belonging and connection with neighbours in a close-knit residential community.



VII.

Floorplans & Layouts

Timeframes & Payment Terms



Multiple layouts available

VIII.

Timeframes & Payment Terms

Timeframes & Payment Terms

PAYMENT TERMS

FLEXIBLE PAYMENT TERMS,

PROJECT TIMEFRAMES

BLOCKS A, B, C, D - FINISHED BY NOVEMBER 2024

BLOCKS E, F, G, O - FINISHED BY JUNE 2025

BLOCK N - FINISHED BY DECEMBER 2025

BLOCKS H, I, J, K - FINISHED BY MAY 2026

BLOCKS L, M - FINISHED BY JUNE 2026

Do You Have Any Questions?

Get In In Touch

+356 99471977

INFO@SCIROCCO-HEIGHTS.COM

Scirocco Heights,
Triq Ghar Dalam, Triq F.M. Ferretti & Triq Bourlemaque,
Birzebbuga, Malta
