

# Redefining luxury living by the water's edge

MIDI's upcoming residential block of apartments, referred to as Q2, is raising the bar for luxurious, Mediterranean living on the Maltese islands. **Martina Said** chats to MIDI's **James Vassallo** and architect **Martin Xuereb** who is heading the interior design of the entire block, to find out more about what this ambitious project entails.



**S**urrounded by the glittering waters of the Mediterranean and centrally located in what is increasingly becoming an autonomous lifestyle and residential hub, the new Q2 waterfront apartment block in Tigné Point builds on the success of the adjacent Q1 block.

James Vassallo, Senior Manager of Sales and Marketing at MIDI plc, believes that of all the blocks released to date, Q2 - the second block on the Qui-si-Sana side of the development - is the block with the widest and most varied mix of apartment layouts.

"We have sold all the apartments that we have put on the market to date to buyers

from over 25 different countries," says Mr Vassallo, "and we are now planning to release the first tranche of the new waterfront block, Q2, shortly." Having joined MIDI in 2002 with a background in real estate, leisure and hospitality, Mr Vassallo has been intrinsically involved in the residential component of the Tigné project for many years, as well as the sales and marketing of retail and commercial elements.

Mr Vassallo says that Q2 includes everything from one bedroom pieds-à-terre all the way up to lavish penthouses with private pools. "A lot of thought has gone into the different layouts in order to best cater to the needs of our potential end-users, and we are confident that buyers will find layouts to suit most lifestyles."

Q2 is the second residential block in MIDI's Tigné North Phase. Asked what sets this block apart from Q1, Mr Vassallo prefers to start with the similarities between the two rather than the differences. "This is the second time we are engaging the services of Martin Xuereb and Associates (MXA) after their successful debut at Tigné Point in the adjacent Q1 block. MXA's designs are at once both contemporary and timeless, and were

very well received by our clientele in the past."

However, Q2 also comes with a unique set of attributes that not only differentiates it from its predecessor, but also from other properties of its kind on the islands. "Firstly, it is built about as close to the sea as one can get. As there is no road as such in front of this block, one really gets the feeling of living right at the water's edge, which means you get to look straight down at the seabed from your terrace and hear the water from within your home," explains Mr Vassallo. "Some apartments have views from their living rooms, others from the bedrooms, whilst others still allow for the possibility of looking out to sea from all four bedrooms, which is really quite exceptional. This unique proximity to the water changes everything - it's a bit like living on a yacht in the Mediterranean, albeit from within the comfort of your home."

Martin Xuereb, principal at Martin Xuereb & Associates, reveals his plans for the design and décor of the Q2 residential block. "Subtle hints of marine elements, materials and tones were juxtaposed against a rich neutral backdrop against which clients can



"All the different apartments contain the same quality finishes, but each one was treated separately to maximise the position, orientation, light and, of course, the staple Tigné Point views." - **Martin Xuereb, MXA**



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effect and bring in a sense of reflected water. This key feature is reinterpreted on a number of internal walls in order to open up the area of the room, making it seem even larger. Rich timber lines the corridors leading up to custom-made doors, which open up onto bathrooms and bedrooms, many of which look out towards open sea views.”

Having been introduced to MIDI after winning the bid for the interior design of Q1, Martin Xuereb & Associates were once again approached by the developers for this project. Mr Xuereb admits “being entrusted with Q2’s interior design after the positive feedback received from Q1 came with a large measure of satisfaction both for me and for my team who worked very hard at its final result. In view of this, the new brief was not to change a winning horse, but to incorporate feedback and comments from the previous phase, learn from any suggestions and create interior designs of equal quality and style to those of its counterpart.”

Given the varied layouts of the apartments - including one-, two-, three- and four-bedroom apartments as well as two penthouses - Mr Xuereb says they developed the apartment designs based on the different sizes and mix types requested by the developers. “In essence all the different types

add their personal furnishings, paintings and ornaments to create what we hope will be a timeless feel to each apartment when finished,” says Mr Xuereb. “In some units, we proposed the use of mirrored elements in specific sections of the soffits of the main living areas to create an almost duplex-like

contain the same quality finishes in order to create a certain cohesive uniformity throughout the block. However, that said, each layout demanded a different approach to extract the best from them all. Every single one was treated separately in order to maximise the position, orientation, light and, of course, the staple Tigné Point views.”

Mr Xuereb maintains that the team’s primary goal was to create a space which the end user, regardless of age or nationality, can easily relate to. “Achieving this meant doing away with any extremes, avoiding both the ultra-modern and the overly classic. It meant focusing on warm contemporary elements and embellishing them to suit our specific design needs.”

The Q2 block will be targeting a mix of Maltese and overseas buyers, primarily from the EU but not just, says MIDI’s James Vassallo. “These are further divided into those living here permanently, those who visit periodically and those looking for a long-term investment.” While the company only looks to sell the apartments, it is not uncommon for some buyers to opt in future to rent out their investments, “particularly with the advent of The Centre, a new flagship business block that is being constructed concurrently on Pjazza Tigné, which is generating a lot of interest.”

Malta’s property market is currently undergoing a period of impressive growth, and this particular block is surely expected to continue to reinforce this growth. In view of this, however, how have buyers’ preferences for residential property at Tigné Point changed over the years? “The average apartment size in the project has actually decreased over time but this is primarily due to the demand and introduction of a number of smaller units within each of the new blocks,” explains Mr Vassallo. “The first phases did not contain any one-bedroom apartments at all for instance, but these have since grown in popularity, particularly amongst foreigners looking for a lock-and-leave designer base on the island. That said, we have also planned a number of much larger homes in this phase and these include apartments with a fourth bedroom, designed to accommodate a live-in *au pair* and others with both ‘his and hers’ en suite bathrooms, for example.”

Mr Vassallo concludes that one of the best aspects of this development, and perhaps also its main advantage, is the fact that it offers a lot more than just a number of blocks of flats. “The entire area of Tigné Point includes a vast array of shops, offices, restaurants, cafés, a pool, substantial underground car parking and a car-free central piazza, which is a safe and tranquil haven for families to enjoy.” **cc**

**More information can be found on [www.Q2.com.mt](http://www.Q2.com.mt)**