



AX CONSTRUCTION

RESTORATION DIVISION



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WHAT WE DO

Established in 1977, AX Construction quickly became one of Malta's leading building and civil engineering firms with operations expanding into a hard rock quarry and the first state-of-the-art pre-cast and pre-stressed concrete factory on the island. Over the years, the company has continued to be a prominent representative of excellency in the construction industry, having lead several landmark projects around the island.

AX Construction is widely regarded as a market leader in the conservation and restoration of Malta's built heritage, particularly involving traditional local stone. From façade cleaning and stone restoration to structural repairs, we pride ourselves on the level of workmanship, attention to detail, and expertise we bring to each project entrusted in our care. Our team of experts continues to undergo vigorous training to remain in step with all the latest internationally approved methodologies and techniques.

Over recent years, AX Construction has been contracted to restore a wide range of historic buildings and architectural sites, including centuries-old churches, bastions, palazzos, and fortifications, all of which have been completed on time and to the highest possible standards. We have also been involved in the restoration of a number of concrete structures dating back to the British period, including the

Old Farsons Brewhouse, Lascaris War Rooms, and the gun powder rooms at Wignacourt Tower, amongst others.

Our expertise lies in complex jobs of various scales that include both restoration and construction elements, since we are one of the only local companies who possess both skillsets and thus ensure that we exceed expectations in every endeavour.

As a company, we also have a long-held mission to restore the capital's heritage buildings to their former glory, which is why we are continuously involved in various major restoration projects around Valletta. These include works on St John's Co-Cathedral, the Oratories of the Jesuits' Church, and an 18th century palazzo which is forwardly known as Palazzo Lucia. The restoration team is also involved in numerous projects in other localities, such as the Malta Maritime Museum in Vittoriosa and the Senglea Bastions.

From the very start, AX Construction has been at the forefront of innovative and pioneering techniques and technologies in construction, and it is this concurrent commitment to both legacy and innovation that allows us to fulfil our mission statement of "Building our Future. Restoring our Heritage".



THE TEAM



Denise Micallef Xuereb

Construction &
Development Director

Denise Micallef Xuereb is the Director of Construction & Development and CEO of Real Estate at AX Group. As one of the few women operating in the top-flight of the local construction industry, Denise has accomplished many significant milestones and breakthroughs in the sector over the course of her career.

Daughter of entrepreneur Angelo Xuereb and Josephine née Abela, Denise found a fascination with buildings and design, whereby she sought to follow in her father's footsteps and forge her own path within the construction industry. After completing a B.Com Hons in Management at the University of Malta, Denise was entrusted with her first major project—overseeing the finishing stages of the five-star AX The Palace hotel in Sliema, which was completed in 2008.

Capitalising on her passion and propensity for project management, Denise continued to build upon her first-hand experience in the field by embarking on an MSc in Project and Programme Management at the prestigious École Supérieure de Commerce in Paris. On her return to Malta, she was quick to put her newfound knowledge into practice through one of the most extensive construction projects carried out in Valletta in recent years. The construction of the New Parliament Building and the reimagined Opera House saw Denise take responsibility for managing the Joint Venture and works on site.

Taking on the mantle of Director of AX Construction in 2010, Denise set about spearheading the restoration division within the firm by building a strong team of talented individuals who were capable of carrying out high-quality restoration works on Malta's stone heritage. Under Denise's directorship, AX Construction continued to strengthen its estimable reputation.



Chris Micallef
Operations Manager

With 30 years of experience in the construction industry, Christopher Micallef works closely with clients, architects and project managers to see both small and major projects through. His background as a draughtsman helped him develop a passionate interest in onsite construction, focusing particularly on reinforced concrete.

Chris' proficiency and know-how as an onsite foreman has led him to achieve productive relationships with clients and attain successful results. He continues to lead by example, driving his various teams to develop their skills to the maximum, as he himself has done.



Fabio Billi
Restoration Site Manager

Fabio Billi is a conservator by profession, specialising in stone and metal artefacts. Born and educated in Rome, he relocated to Malta in 2007 to work on the prestigious restoration projects of the Silver Statues of the Apostolate in St Paul's Cathedral in Mdina, and the Triumphal Arches of the Main Nave at St John's Co-Cathedral in Valletta, amongst others.

He joined AX Construction as a Senior Conservator in 2012. Since then, he has been involved in important restoration projects entrusted to AX Construction, such as the restoration of the Birgu Landfront Bastions, St Thomas Tower in St Paul's Bay, St Paul's Catacombs in Rabat, the façade of the Auberge d'Italie, the façade and dome of Pilar Church, the structure of the Old City Market, the façades of the Old University in Valletta, the St Michael Bastion and Clock Tower in Senglea, and the façade of St Catherine's Parish Church in Żejtun. With his experience and expertise, Fabio brought AX's restoration division to the forefront of the industry in Malta.



Claudia Passaro
Restoration Assistant

Claudia Passaro is a professional restorer from Capri, Italy. Having always been keenly interested in art, she graduated in 2017 in Conservation and Restoration of Cultural Heritage with a specialisation in stone artefacts, and worked on several prominent restoration projects including the Archaeological Park of Herculaneum, the Royal Palace of Caserta, and other projects related to historical Italian sites.

Joining the AX Construction Restoration team in June 2021, Claudia quickly became involved in a sizeable project in the heart of Valletta – the restoration of the Oratories of the Jesuits' Church. As AX Construction's Restoration Assistant, Claudia is a prominent asset to the team as she welcomes stimulating challenges and enjoys interacting with other workers from different cultures and backgrounds.



Lawrence Buhagiar
Master Mason

Boasting many years of experience as a tradesman, Lawrence is especially known for his outstanding masonry skills. His all-round knowledge allows him to be involved in numerous different projects and lends his vast and expert understanding in the industry to each one, from building from the ground up to restoration and maintenance.

Given that skilled tradesmen in masonry are becoming quite rare to find in Malta, Lawrence's role is especially invaluable to our company, and his specialist knowledge has been key to countless projects along the years.

JESUITS' ORATORY, VALLETTA

ABOUT THE PROJECT

Renowned for its historical and architectural prominence, the Church of the Jesuits is recognised as one of the oldest churches in Valletta. The church was originally built between 1593 and 1609 by the Jesuit Order, with later possible contributions by the Italian architect Francesco Buonamici, who played a significant role in the introduction of Baroque in Malta in the 17th century. The church is particularly noteworthy for having two architecturally distinct oratories. The Oratory of the Immaculate Conception and the Oratory of the Onorati have continued to fascinate academics, historians, and churchgoers with their remarkable artistic and architectural qualities.

Ms Denise Micallef Xuereb, Director of Construction and Development, has announced that AX Construction is honoured to have been entrusted with the restoration of this historic gem. Having successfully completed restoration works on the neighbouring Old University Building, the Church of the Jesuits is a building we are fondly familiar with. Working closely with the newly created Jesuit Foundation and the Valletta community, we look forward to restoring this beloved landmark so that its beauty and architectural splendour can be more fully appreciated for many years to come.

SCOPE OF WORKS

AX Construction's specialist conservation and restoration team are responsible for carrying out a number of tasks within the oratories and church that require a sensitive and highly skilled approach. The main scope of works includes restoration works on the interiors of the sacristy, the Oratory of the Immaculate Conception, and the Onorati Oratory at the Jesuit Church in Merchant Street, Valletta.

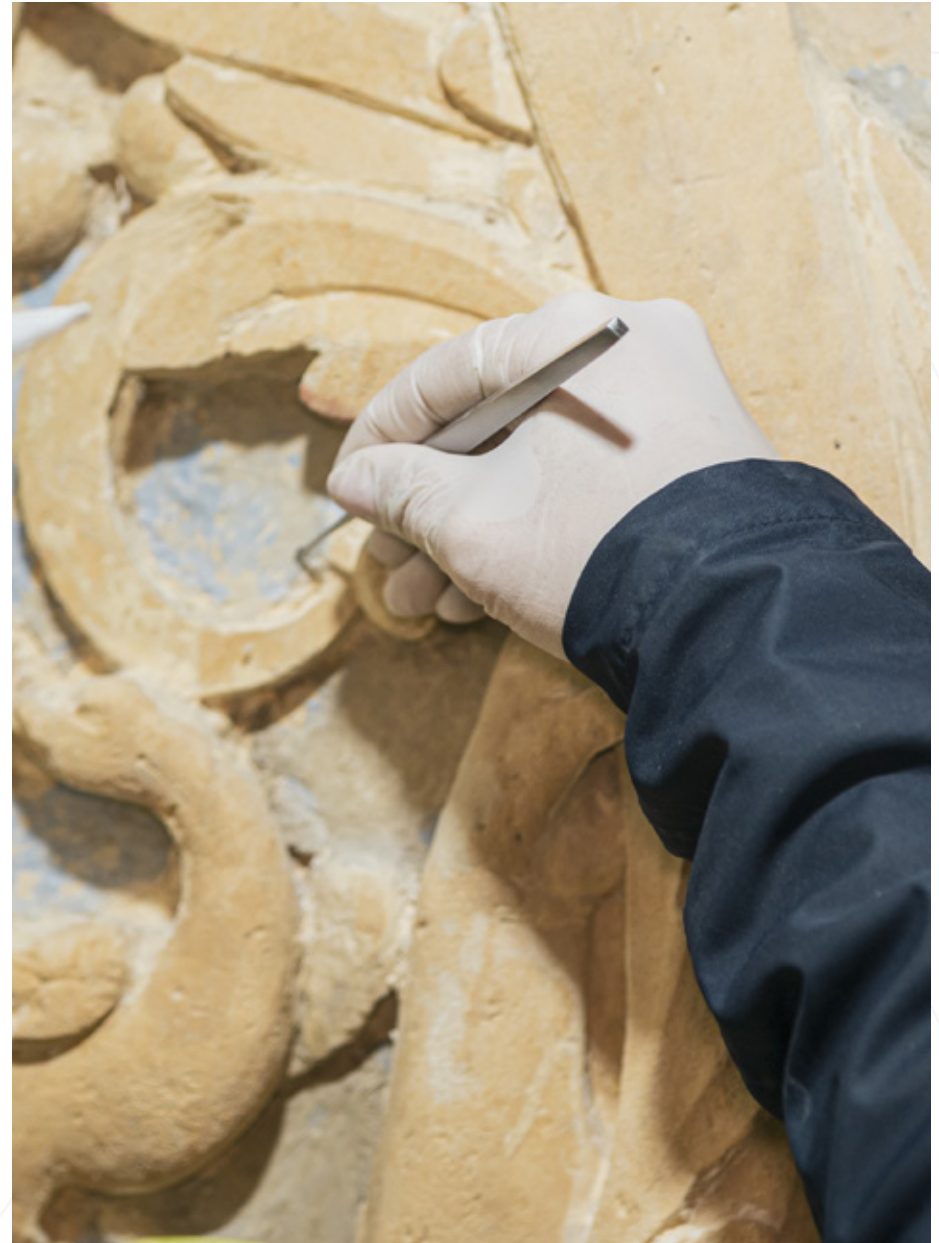
Works are being done on wall paintings, masonry fabric, statues, polychrome stone, polychrome wood, marble flooring, and stone carvings around the church and oratories to reinstate their former beauty. The timber apertures, metal railings and gates, and metal artefacts found within the oratories are also being given the attention they require to restore them to their original state.

OUR GOALS & ACHIEVEMENTS

- To restore this beloved landmark in close collaboration with the Jesuit Foundation and Valletta community.
- To give each item the delicate approach it requires so as to retain and restore the valuable heritage that it holds.
- Finalised restoration works on the interiors of the sacristy.







ST JOHN'S CO-CATHEDRAL, VALLETTA

ABOUT THE PROJECT

St John's Co-Cathedral is a Roman Catholic church located on St John's Street in Valletta. The building is known for its great historical, cultural, and architectural significance, embodying centuries of Maltese heritage. Built between 1572 and 1577 by the Knights of Malta, the church is considered to be one of the finest examples of high Baroque architecture in all of Europe.

SCOPE OF WORKS

Refurbishment is required on the church's existing exhibition areas as well as on the historical façade along the building's perimeter. The project will also see the construction of a new exhibition hall within the vicinity of the Cathedral's Oratory and Bartolott Crypt. Due to the grandness of the church and the workload required to reconstruct it, AX Construction has been put in charge of coordinating an extensive team of engineers, restorers, archaeologists, stone masons, and highly specialised construction professionals who are all contributing to returning St John's Co-Cathedral to its full glory.

This project requires works such as structural alterations on existing walls and ceilings, excavation with the intent of deepening the

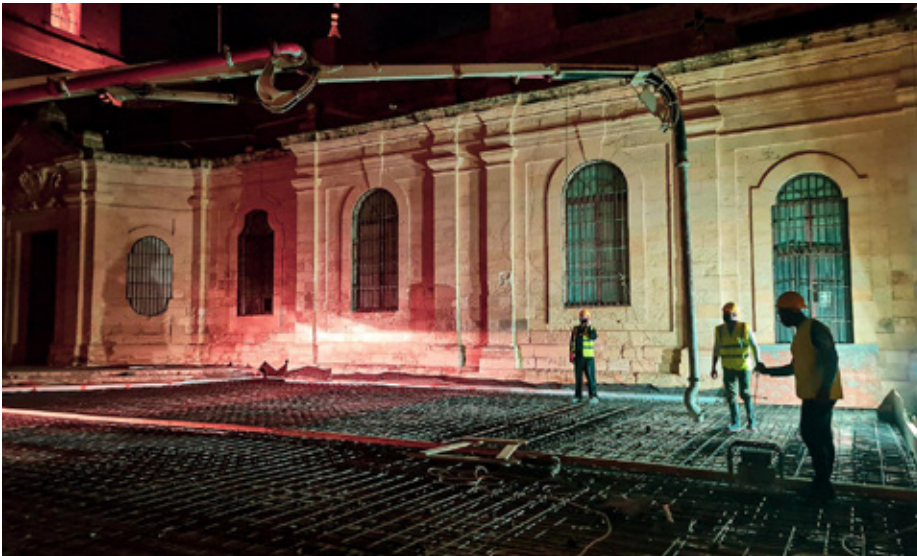
existing basement, installation of waterproofing, drainage, and runoff systems below and above ground, installation of thermal insulation, restoration of external street façades, internal courtyard façades, internal spaces, and internal and external apertures, and fabrication of various structural steelwork items. Moreover, construction works are being done on foundations including pads, strips, rafts and piles, HCB retaining walls, service shafts, perimeter ground drainage, and ground slabs, a new reinforced concrete Tapestry Hall, reinforced concrete walls, columns, suspended slabs, and flat roofs, a soft stone external façade of the Tapestry Hall, and reinforced concrete stairwells along with a concrete finished spiral staircase.

OUR GOALS & ACHIEVEMENTS

- To work cohesively alongside the extensive team of professionals to achieve exceptional quality of work.
- To restore the cherished items within the Co-Cathedral with the latest techniques and equipment to ensure that their quality will remain for generations to come.
- To safeguard the building's structural integrity by strengthening its foundations and constructing reinforced structures where necessary.







PALAZZO LUCIA, VALLETTA

ABOUT THE PROJECT

Sitting aside the Church of St Paul's Shipwreck, Palazzo Lucia lies in a special location. Look up, and it is instantly recognisable for the original timber balcony that wraps around the building, overlooking the bustling street below. The iconic Valletta landmark was built during the Carapecchia period between 1725 and 1735, most likely as the city house of a noble family. Many classic features of this period still adorn the building, from the floral design in the decorated elements of the façade, to the generous proportions and balconies that are typical of its time. The building is characterised by its high Baroque-style, rare features, and exceptional details.

SCOPE OF WORKS

Palazzo Lucia had been neglected for a long period of time until AX Group acquired the property and decided to fully rehabilitate the building. AX Construction are well underway in the process of restoring this Maltese architectural gem and aim to re-beautify this once gorgeous Palazzo for it to be reutilised as private workspaces.

All the deteriorated architectural elements of the structure are being repaired and, where missing, substituted with identical elements carefully crafted by hand by experienced Maltese craftsmen.

Particular attention is being given to the irretrievably deteriorated intricate details of the masonry, which are being replaced with identical ones in order to recreate the original aesthetic unity of the building in line with modern restoration criteria, thus reinstating history through modernity.

The areas which have been damaged to one extent or another due to human intervention are being brought back to their original splendour following the most advanced restoration techniques. Special attention and care is also being given to the timber balconies and the original metal railings, which have undergone years of elemental erosion, to bring back their striking look which capture each passer-by's attention.

OUR GOALS & ACHIEVEMENTS

- To restore the Palazzo to its original state in order to preserve a valuable structure of Maltese heritage.
- To give purpose of use back to the site while respecting its grand history.
- To re-beautify the wooden balconies and metal railings which overlook onto the bustling Merchant Street.



Maltco
LOTTERIES
AUTHORISED AGENT

JACKPOTS
SUPER 5
350,000
SUPERSTAR 150,000

PAUL B

40





MALTA MARITIME MUSEUM, VITTORIOSA

ABOUT THE PROJECT

Housed within the Old Naval Bakery on the Birgu Waterfront, the Malta Maritime Museum dates back to the 1840s. As the largest museum on the island, the Maritime Museum hosts a collection of over 20,000 artefacts, which trace Malta's maritime history back to prehistory.

SCOPE OF WORKS

AX Construction was tasked with conducting infrastructural rehabilitation works on the museum site to restore the building to its former glory. Works included restoration of concrete and masonry to preserve the building's historical details, such as period arches and vaulted ceilings. Intensive structural works were carried out to rehabilitate the central hall of the building, the stairwell, the large silo, and the stores.

Along the years, a number of interventions were done to the building which AX Construction had to reverse to their original state or rehabilitate. Existing roofs, which were in a depleted structural

condition, were demolished and reconstructed with the installation of timber beams and roof slabs. Intermediate floors were built using steel beam supports and concrete roof slabs. The upper roof of the central halls was restored by consolidating the original timber beams and roof slabs which were deemed to be in fit condition.

OUR GOALS & ACHIEVEMENTS

- To conserve this building of national heritage and its surroundings.
- To restore this historic museum to its former glory and enrich Malta's cultural heritage.
- To expose its beauty and give life to it by making all of the building accessible to the public.
- Project successfully completed in accordance with pre-set timeframes.







GARDJOLA, SENGLEA BASTIONS

ABOUT THE PROJECT

Senglea's seaward bastions and series of defensive walls formed part of the Knights' fortifications around the harbours of Malta, and were instrumental in the island achieving victory against the Ottoman empire in the Great Siege of 1565. The fortifications have been on Malta's tentative list of UNESCO World Heritage Sites since 1998.

SCOPE OF WORKS

AX Construction was responsible for the restoration of the bastion, gate, belvedere, and gardjola within the historic fortified city of Senglea. With this renovation, the bastion façades, stone masonry, and clock tower were cleaned from overgrown vegetation, stains, and biological growth, while damaged stone features were repaired or replaced, depending on their condition. Timber and metal apertures were also restored or replaced with structures of identical design. The gardjola overlooking the dockyard and Senglea gate were replaced with accurate replicas due to the severe damage they have suffered along the years.

OUR GOALS & ACHIEVEMENTS

- To rehabilitate the whole area comprised of St Michael's Bastion and the Remains of St Michael Cavalier.
- To restore the fortification walls, superior slopes, and platform over the casemated vaults forming the entrance into the city.
- To carry out structural restoration of the iconic Clock Tower.
- To clean the stone masonry from stains and biological growth, whilst replacing severely damaged stone as well as timber and metal apertures.
- To render the entrance more legible from a historical perspective.
- To upgrade and landscape the open spaces inside the walls, including Piazza Mitrovich.
- To make the platform over the casemated vaults accessible to the public and provide cultural and ancillary services in the area.
- Project was successfully completed during a challenging period characterised by a world-wide pandemic.
- Construct the Interactive Visitor Centre and give the public the opportunity to access this beautiful space which previously was not accessible.







ST CATHERINE'S CHURCH, ŻEJTUN

ABOUT THE PROJECT

The Church of St Catherine in Żejtun is a Roman Catholic church built between 1692 and 1728. The Baroque-style church is considered to be one of the finest works designed by famed Maltese architect Lorenzo Gafà. Together with its oratory and adjacent pastoral centre, Żejtun's parish church forms part of a complex of Grade 1 and 2 listed buildings.

SCOPE OF WORKS

AX Construction was responsible for the restoration and conservation of the front façade of the parish church. The building's stone work was cleaned and a lime wash was applied to obtain a consistent appearance. Cracks were repointed using lime-based mortars and weak mortar joints were raked off and repointed. Stone found to be structurally unsound was replaced, while architecture details which were lost over time were replaced by new sculptured stone reproductions. Additional works also included restoration of timber elements as well as the installation of bird spikes and waterproofing to better protect this grade listed building from elemental damage.

OUR GOALS & ACHIEVEMENTS

- To restore an important landmark within Żejtun's village core.
- To restore the church's stone masonry to its original lustre.
- To sculpt and replace damaged architectural elements as authentically as possible.







ROSSELLI - AX PRIVILEGE, VALLETTA

ABOUT THE PROJECT

Previously the home of well-known merchant and noble goldsmith Pietro Rosselli and wife Alusietta Massa, this once 17th century Palazzo located in the heart of Valletta is steeped in Maltese history and the legacy of the Knights of the Order of St John. Built in the first decades of the 1600s, Casa Rosselli-Massa was a magnificent house that reflected the building and decoration styles of 17th century Malta, and was converted into an office building after the death of its owners. Now known as Rosselli AX Privilege – a 5-star luxury boutique hotel – after its crucial restoration and conversion, it remains a clear example of living history today.

SCOPE OF WORKS

The house has been respectfully restored to bring out the elegance and sophistication intended by its original architects. The house now weaves history into a contemporary tapestry of design and colour palettes, by highlighting the original characteristics of the building while incorporating contemporary elements, styles, and materials. Considerate to the building's heritage, the project has conserved

important historical features and recreated iconic local features like the Maltese balcony, without defaulting on all-important modern comforts that any guest at a five-star luxury boutique hotel expects.

Specific works have been done by conserving and restoring what was left of the original structure, revamping the original 400+ year-old fountain, and adding additional structures and support where needed. Only the very best materials have been used in the Palazzo's interior design, and no expense has been spared. From locally produced as well as Carrara marble, to custom-made playful coffee tables with a mid-century flair, to gold and brass that's a nod to the history of Don Pietro and his family, the rich textures throughout the hotel conspire to make our guests' visit a truly wondrous stay.

OUR GOALS & ACHIEVEMENTS

- To make the hotel operation commercially viable whilst still respecting the integrity and spatial arrangement of the existing building
- To highlight the grand history of the Palazzo with an elegant contemporary touch in design and colour palettes.







AX CONSTRUCTION SERVICES

AX Construction strives to lead the market in building strong relationships with its clients. We operate on a level of transparency, trust, and understanding between all parties concerned and provide practical, efficient and cost-effective solutions where quality is never compromised. It is this commitment to excellence that ensures AX Construction remains a byword for superior Civil Engineering, Project Management & Turnkey Projects and Restoration projects that stand the test of time.

TURNKEY & FINISHES

At AX Construction, we place the client at the centre of all that we do. We tailor our range of turnkey services, including renovation and finishes, to consistently meet and exceed client needs and expectations. Our experience of overseeing building projects from initial design through to construction and final handover ensures we can deliver a smooth, cost-effective transition through each of the project's phases.

We utilise our arrays of expertise gained through developing, constructing, and finishing our own in-house projects, and extend the level of detail to projects commissioned by third party clients. Our specialist team has the depth of knowledge to allow us to work across many sectors, including works on commercial, residential, and industrial buildings.

CIVIL ENGINEERING

AX Construction offers a full range of construction and building solutions across a wide spectrum of local sectors. Our professional team has the experience, specialist know-how, and flexibility to provide a seamless approach to deliver high-quality projects strictly to our clients' specifications.

We hold ourselves to the highest standards of safety and regulation throughout every phase of a project's lifecycle, and our skilled workers have the ability to problem solve and find innovative solutions to streamline the construction process, maintain timescales, and keep costs to a minimum for our clients. Throughout our projects, we foster a collaborative working relationship with our clients to provide excellence from brief to build and beyond.

PROJECT MANAGEMENT

Our project management services cater to all aspects of a diverse range of projects, no matter their size or complexity. We maintain positive client relationships and successful delivery by ensuring our processes and methods align with the client's vision for their building.

Our experienced and certified team of project managers, builders, and surveyors offers professional consultancy services on all aspects of construction, and we are flexible enough to adapt to a wide range of project needs. AX Construction ensures seamless coordination, resourceful logistical planning, and cost effectiveness to create high-end buildings to spec.

Building our Future. Restoring our Heritage.



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