

Summer / Autumn Edition 2017

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Great prospects for Malta's booming real estate market

Throughout the last decade, the Maltese property market has experienced quicker development than that of several other European countries and such development is expected to continue in the years to come, making real estate "buy-to-let" investments on the island very lucrative. Both the residential and commercial property markets have experienced exceptional growth and historic heights as a result of increased demand for office space and labor. The magnitude of construction of modern buildings to satisfy demand is remarkable. The popular towns of Sliema and St Julian's have seen more apartments built this decade than in the previous years combined. Adding more supply of quality homes and commercial office space has only helped satisfy the ever increasing demand and has not resulted in a reduction of the growth of rents.

Our leading letting department at Perry estate agents recorded an increase in rental prices particularly in the last four years. Rental prices have increased by approx. 30% in the last four years alone. If the trend for economic growth continues at its current pace, companies will need even more office space. In the prime central letting market including the harbor areas of Valletta, Ta' Xbiex, Gzira, Msida, Sliema and St Julian's the take-up of new rental tenancies keeps increasing dramatically, as a result rental prices are holding up. Other attractive villages and towns further inland, are not far behind either with demand for more traditional houses of character and modern villas in established residential neighbourhoods also very strong, particularly those with large outdoor areas including courtyards and especially those having sizable gardens and pools.

The strength of the rental market, helping landlords achieve healthy monthly returns can be attributed to the many people moving to Malta for work in various industries. From finance to IT, to maritime and aviation as well as the all-important gaming industry, the majority of the islands jobs fall into the service sector. Ultimately more people, jobs and wealth creation has helped increase the demand for quality rental accommodation and drive the performance of our letting department to record levels. The letting market is also being further boosted by a number of other factors, including the Individual Investors Program (IIP) or "citizenship by investment program" which has proven to be a huge success and has attracted high net worth individuals to lease and/or buy luxury properties in Malta. Property in Malta still remains noticeably more affordable to purchase when compared to real estate in major European Cities, with the rental growth outlined above, this also means that investors will be able to achieve higher returns for their investment. Buy to let investors have been able to achieve an average yield of 5%-7% in recent years besides benefiting from the great year-on-year capital appreciation on the value of the property, which has averaged approx. 6%-7% per annum in recent years. To find out how you can achieve strong monthly returns in an environment with an economy that is only likely to grow further, please get in touch with our professional team backed by over 35 years of unparalleled personal service to the real estate industry, where you are sure to find all the assistance you require.

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RACHEL NORTON-BUCHLEITNER

Born in 1971, Rachel is based on the Isle of Man where she spends most of her time bringing up two young children, and her husband, as well as organically growing most of the family fruit and vegetables. Rachel visited Malta in late October 2013 and hopes to return in the near future.

Front Cover: Triq Nofs in-Nhar Birgu (2017)

NORTON-BUCHLEITNER, RACHEL

Water colour (20cmx28cm) Private Collection - Malta

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TA' XBIEX

Ref: FA600541 | **Offered at:** €1,600,000

State of the art APARTMENT in one of the more prestigious blocks on the island. This property is finished and furnished to the highest of standards with fitted bespoke designer furniture. This 280sqm apartment is in a tranquil yet central area and boasts some picturesque marina and sea views all the way to Valletta's bastions and comprises 3 double bedrooms, the master bedroom with ensuite and a sizeable nicely fitted out walk-in wardrobe, main bathroom, guest toilet, washroom, back balcony and an amazing kitchen b'fast, living and dining area combined that leads you to a 50sqm terrace where one can comfortably fit in a jacuzzi, a couple of loungers and another dining setting. One needs to see this property to truly appreciate it. Includes 2 underlying car spaces.



ZEBBUG

Ref: HC700024 | **Offered at:** €885,000

A truly enchanting HOUSE OF CHARACTER, possessing immense charm and character, located in this quaint village close to all amenities. Meticulously converted this remarkable residence enjoys excellent accommodation, which comprises of an impressive grand entrance hall which opens onto an enclosed courtyard, large mill room (sitting room) having double height arched ceilings with a unique glass loft and a functional fireplace, separate dining room, another living room, fully equipped modern kitchen/breakfast room which opens onto the outdoor al fresco area with a swimming pool and deck area, guest toilet, a beautiful glass staircase leading to the upper floor, 4 bedrooms all with en-suite bathrooms, master bedroom with en-suite, walk in robe and a back balcony. A truly exquisite residence with many extras, underfloor heating throughout, air conditioning, solar panels, firewood heating and much more.



ZEBBUG

A beautiful, recently converted HOUSE OF CHARACTER having an appealing and comfortable layout throughout, with most rooms overlooking a good sized central courtyard, enjoying ample light and boasting lots of traditional architectural features. Property comprises hall, sitting (in the form of a lovely mill room), dining room, fitted kitchen/breakfast, living area, leading to a lovely mature garden and large swimming pool, also enjoying outside dining area, shower and toilet. On the first floor one finds 3 double bedrooms, (all having en-suite facilities), study area (with the option of being a fourth bedroom) and laundry room. Set in a most desirable location with easy parking in a piazza close by, with the option to rent a nearby 2 car garage.

SOLE AGENTS | Ref: HC600164 | Offered at: €1,350,000

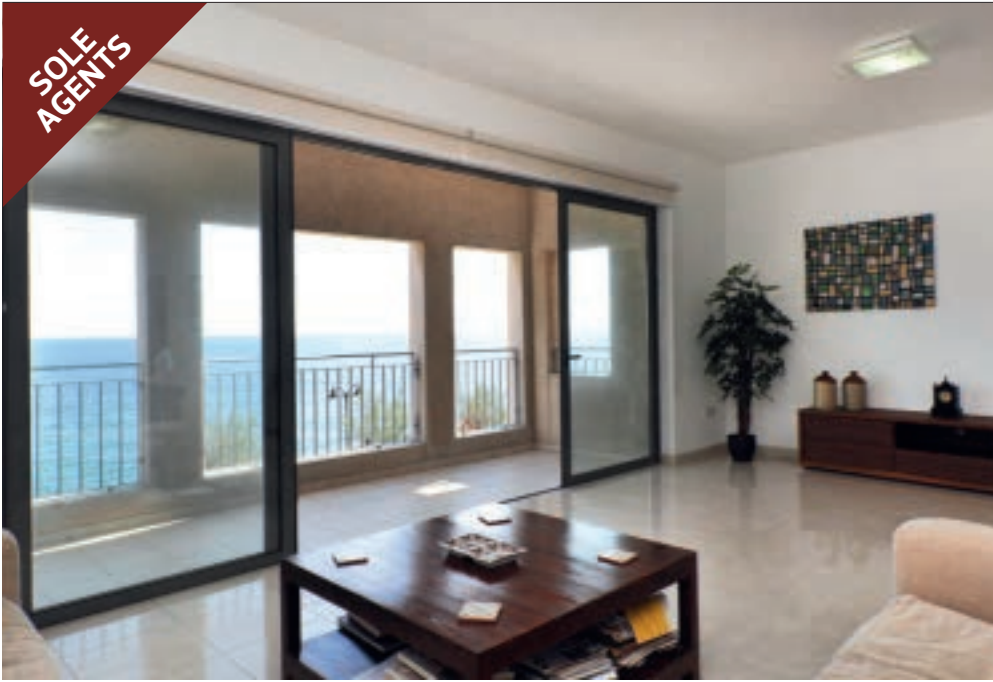
SOLE AGENTS



TIGNE POINT

A most spectacular seafront triplex PENTHOUSE commanding open views of the capital city Valletta and the open sea from its very own terraces. Set in this renowned complex enjoying its own communal gardens, swimming pool, restaurants and shopping mall this property is finished to very high standards and comprises hall, sitting/dining leading out onto a front terrace, fitted kitchen/breakfast/family room, pantry/laundry, study/bedroom, master bedroom (walk-in and en-suite) leading onto another front terrace, a further 3 bedrooms, main bathroom, 2 shower rooms (both en-suite), guest toilet, laundry, box room, another kitchenette and guest toilet/shower with its own private pool and entertaining area as well as 2 car underlying garage.

SOLE AGENTS | Ref: PH600100 | **Starting from: €3,950,000**



SLIEMA

SOLE AGENTS | Ref: FA600557 | Offered at: €835,000

A beautiful SEAFRONT APARTMENT enjoying unobstructed sea views situated on Tower Road in an elegant block and close to all amenities. This lovely well-kept apartment comprises of an entrance hall, open plan sitting/dining room enjoying sea views leading to a good size balcony, fully fitted kitchen breakfast area, 3 bedrooms, 2 bathrooms, one of which is en-suite, large back terrace and an underlying car space.



SAN GWANN (MENSIJA)

SOLE AGENTS | Ref: SV600046 | Offered at: €875,000

A SEMI DETACHED VILLA in a central, yet extremely tranquil and sought after area situated within only a few minutes from the popular Spinola square and St Julians seafont. This excellent property comprises a entrance hall, a sizeable formal sitting/dining, fitted kitchen b'fast, living, 3 double sized bedrooms, (main with a larger than normal bathroom en-suite), main bathroom, box room, a right angle shaped balcony that overlooks the front part and the side garden with ample space for a large pool and surrounding pool and BBQ area. The property also comes with a 2 car lock-up garage and will be sold freehold.



SOLE AGENTS

SLIEMA

SOLE AGENTS | Ref: FA600640 | Offered at: €535,000

This truly exceptional APARTMENT enjoys a spacious layout with the emphasis on a comfortable and modern lifestyle. Floor plan comprises an individual sitting room/dining room complete with balcony, separate fitted kitchen/breakfast with pantry, 3 double bedrooms (2 with en-suite), family bathroom, laundry room, rear terrace and a 2 car lock-up garage. This superb property is perfectly located close to nearby popular shops, cafe's and restaurants with the promenade and beach just a brisk walk away. Highly recommended.



GOZO

Ref: HC600170 | Offered at: €2,500,000

XEWKIJA – A delightfully converted HOUSE of CHARACTER situated in this tranquil and popular renowned village and close to all day-to-day amenities. Accommodation comprises a welcoming hall, a characteristic courtyard and 2 loggias typical of their era, lift access, kitchen/b'fast, a large arched living/dining/sitting leading out onto a mature garden with a swimming pool and ample entertaining area, study/bedroom, 2 guest toilets, 5 bedrooms, 4 bathrooms (2 en-suite), a terrace, balconies and a 2 car garage.



ZEBBUG

We are proud to present as sole agents, a rare and historic HOUSE OF CHARACTER, beautifully refurbished in recent years. The house enjoys an enviable position in the very centre of this attractive and sought after traditional village, with its charming, historic setting, including the magnificent, ancient parish church. The property boasts an abundance of original features throughout, including restored frescos adorning the walls, a large central courtyard, a traditional Maltese balcony and exposed wooden beams. The spacious accommodation features an entrance hall leading to a well-laid out, with well-proportioned rooms ground floor including guest loo, sitting room, dining room, modern fitted kitchen/breakfast opening onto the spacious garden and swimming pool area. Upstairs one finds 4 bedrooms, 4 bathrooms (all en-suite), laundry/utility room, cellar and balconies. There is also a fantastic roof terrace with wonderful views of the main church and the surrounding area. Located close to the main square, the property is also ideally located within short walking distance to all amenities.

SOLE AGENTS | Ref: HC600159 | Offered at: €950,000



SOLE AGENTS



BALZAN

An immaculately maintained fully detached PERIOD VILLA with an imposing façade located in this up market, sought after residential area. This prestigious home comprises a large entrance hall having rooms on either side. At ground level one finds a study, formal sitting room, dining room and a separate living area as well as kitchen, both leading onto a large mature garden measuring approximately around 200 square metres with ample space for a pool. On the first floor one finds four double bedrooms, one of which having a bathroom en-suite, and a main bathroom. Property has a large washroom at roof level and a two car garage on either side of the property.

SOLE AGENTS | Ref: DV600057 | Offered at: €2,350,000



PORTOMASO

SOLE AGENTS | Ref: FA600527 | Offered at: €1,300,000

We are proud to offer this exceptional waterfront APARTMENT located in one of the best blocks of this prestigious and standard-setting lifestyle development enjoying enviable, panoramic marina and open sea views from its elevated position. This well-kept property benefits from a lovely front terrace and underground parking space. The accommodation comprises welcoming hall leading onto an open plan fully fitted kitchen/sitting dining area and terrace with superb sea views, three double bedrooms, laundry room, two bathrooms and main with ensuite bathroom. Superb opportunity to acquire a great apartment located in one of the island's most exclusive residential, leisure and business addresses. Residents also benefit from the use of Hilton five star facilities/amenities such as residents beach club, access to top restaurants, gym and SPA facilities etc. all at discounted rates.



MANIKATA

Ref: HC600122 | **Offered at:** €825,000

A charming FARMHOUSE situated in a small quiet village in the northern part of the island. This spacious converted home still retains many of the old architectural features and comprises of an entrance hall, dining room, sitting room with functional fire place, fitted kitchen/breakfast area, leading to an outside area, 3/4 bedrooms, 2 bathrooms (1 en-suite), guest toilet, laundry room, garden including a good size swimming pool with ample surrounding deck area.





SOLE AGENTS

SLIEMA

SOLE AGENTS | Ref: FA600579 | Offered at: €290,000

In a location like this you really can't go wrong with this fabulous investment property whether you choose to live in or become a landlord and enjoy substantial future capital. Accommodation comprises an entrance hall, open plan kitchen/living area complete with balcony, 2 double bedrooms, 2 bathrooms, rear terrace and use of common ownership of roof. This apartment forms part of a small block only moments away from the sea front, local shops, other amenities and public transport which makes it easily rentable.



ST JULIAN'S

Ref: PH600123 | Offered at: €1,600,000

A spacious 425sqm PENTHOUSE commanding beautiful views of Spinola Bay from its large front terraces. Enjoying a bright and open plan layout throughout accommodation comprises hall, large sitting/dining leading out onto a front terrace with ample room for entertaining, kitchen/breakfast with pantry/laundry, guest toilet, large living/study area also enjoying views, 3 bedrooms, 2 en-suite bathrooms, study, large back terrace and 2 underlying car spaces.



LIJA

A large 200 year old Period corner HOUSE OF CHARACTER located in the heart of this sought after residential village and enjoying a plot size of approximately 1,700sqm. Comprising of 2 separate residences, entrance into an arched hallway, a bright central courtyard, sitting/dining room, kitchen/breakfast/living room all leading out onto the mature garden with swimming pool and ample entertaining area, guest toilet, 5 bedrooms, 4 bathrooms, terrace, utility, laundry and 2 separate interconnecting garages.

SOLE AGENTS | Ref: HC01461 | Offered at: €2,500,000

SOLE AGENTS



VITTORIOSA

An absolutely delightful seafront 4th floor spacious APARTMENT impeccably appointed and enjoying the most interesting views of the yacht marina, Fort St Angelo and beyond. Set in an unparalleled historic location, car free environment and within walking distance to cafes and restaurants. Comprising sitting/dining, beautifully fitted kitchen/breakfast, 3 double bedrooms, 2 bathrooms (1 en-suite), laundry room, balconies and a private underlying car space. This property is one of the few apartments being offered as freehold in this development.

SOLE AGENTS | Ref: FA600651 | Offered at: €585,000



ST JULIAN'S

These truly outstanding waterfront APARTMENTS are set within a new designed development, close to beaches and all amenities. Built to the highest of standards, this superb residence covers an area of approximately 300sqm and is designed to offer comfort, space and spectacular views of the sea and the bay beyond. Being offered in shell form to allow for your individual taste in decor, the accommodation comprises a welcoming lobby, an extremely large kitchen/breakfast, lounge/dining room opening onto a good sized front terrace, 4 double bedrooms all with en-suite, guest toilet, laundry room and one underlying car space. All common areas are exquisitely finished using only the highest quality materials and standards. Highly recommended.

Ref: FA600456 | **Starting from:** €1,350,000



VALLETTA

Ref: PH500128 | **Offered at:** €1,350,000

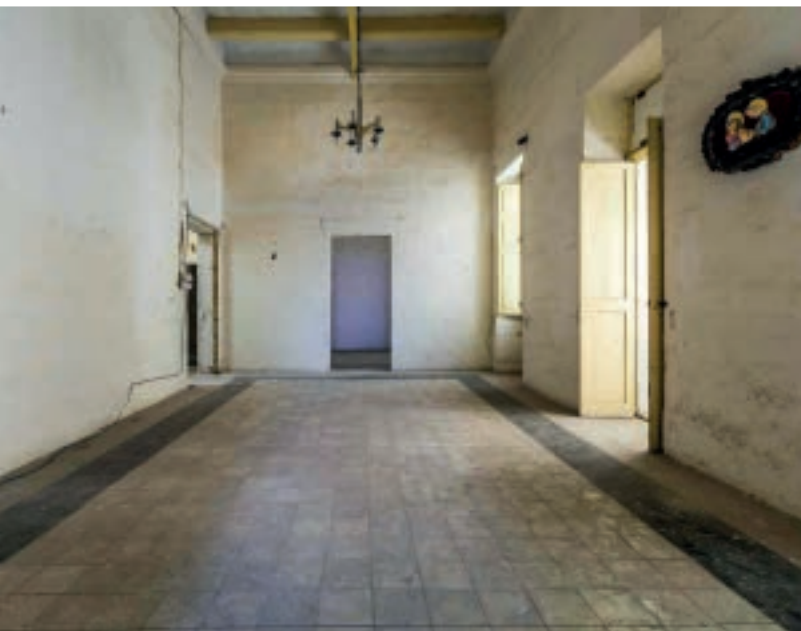
A highly finished DUPLEX PENTHOUSE situated just off the Palace square in the heart of Valletta, enjoying sweeping sea and marina views from its large terraces. The property is situated in a building with a well appointed common area and is served by a lift. On the first floor of this property, one finds 2 double bedrooms (main with bathroom en-suite), a further shower room and an impressive entrance area. A bespoke staircase takes you up to an open-plan kitchen/living/dining area leading out onto 2 large terraces, both with wonderful views of the sea, Manoel Island, and the surrounding marina. It is fully equipped with high-grade marble floors, solid wood finishes, built in cabinetry as well as solar water heating, discrete laundry machines and integrated air conditioning/heating – making it a perfect residence in a prime location of Valletta.



VALLETTA

Ref: OF500075 | **For Sale & To Let** | **Price details on request**

Set in a prime location within Malta's magnificent Unesco-listed capital city Valletta is this remarkable converted property spread over 4 floors, which has a multitude of potential commercial uses including premium office spaces. The property has a gross area of 500sqm and features a fantastic roof terrace with far-reaching views along with many office rooms of varying sizes and for all budgets. For more information about this property please contact us.



VALLETTA

An unconverted corner TOWNHOUSE located on one of the best streets in Valletta with magnificent Grand Harbour views from all the floors. Once converted this property can make a comfortable three double bedroom home which would include an entrance hall, a large central courtyard, an impressive staircase, a large open plan kitchen/living/dining room and a wealth of architectural features throughout. This majestic property also has permits to construct an extra room of 75sqm and also the possibility of a pool at roof level. Viewing is essential to appreciate the views and position.

SOLE AGENTS | Ref: HC500128
Offered at: €1,575,000



WARDIJA | Ref: BD100002 | Offered at: €1,900,000

A newly refurbished FULLY DETACHED BUNGALOW situated in this highly desirable rural location and enjoying marvellous country views. Property enjoys accommodation in the form of entrance hallway, sitting/dining/living, kitchen/breakfast, guest toilet, 4 bedrooms (2 with shower/bathroom en-suite), main bathroom, laundry, basement, cinema room, drive-in with large garage, garden, swimming pool and ample entertaining area.



ST JULIAN'S | Ref: FA600237 | Offered at: €1,750,000

Portomaso – A superb SEAFRONT APARTMENT forming part of this award winning yacht marina development which also includes other facilities and amenities. Enjoying approximately 248sqm accommodation comprises of a hall, sitting/dining leading onto a large decked terrace overlooking the Laguna/sea views, guest toilet, kitchen/breakfast, 3 double bedrooms (master with bathroom and walk-in), 2 bathrooms en-suite, laundry, box room and an underlying 1-car garage space.



SLIEMA | Ref: PH600089 | Offered at: €1,400,000

An excellent PENTHOUSE ideally located and finished to the highest of specifications and commanding open sea/bay views of the exceptional Balluta Bay from its large terraces. Accommodation comprises an open plan kitchen/living/dining leading out onto a large terrace large, 4 bedrooms (3 with en-suite), guest toilet, laundry, large back terrace and an underlying 2 car lock up garage.



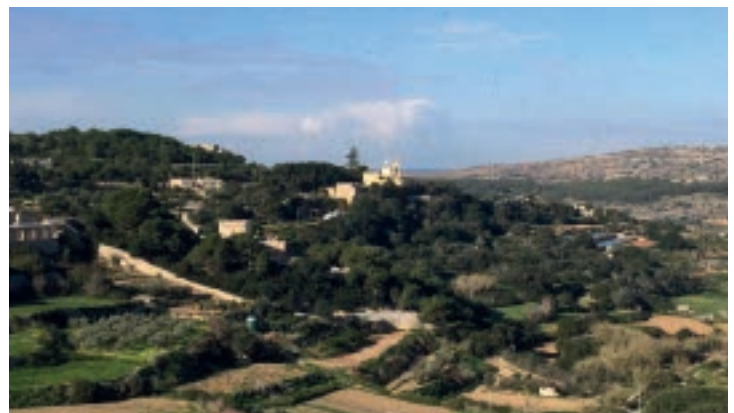
BIDNIJA | Ref: DV500021 | Offered at: €3,600,000

A fully DETACHED VILLA set on over 7,000sqm of landscaped gardens and enjoying a tranquil country setting. Accommodation comprises hall, sitting/dining, kitchen/b'fast/living leading out onto the garden with a swimming pool and ample entertaining area, guest toilet, 3 bedrooms (master with en-suite and walk in), 2 guest bathrooms and a long driveway leading to a carport and garage.



MELLIEHA | Ref: DV600019 | Offered at: €1,750,000

A luxuriously finished DETACHED VILLA being sold furnished and enjoying stunning sea views. Accommodation comprises of entrance hall, a large open plan kitchen/sitting/dining leading out onto a beautiful garden with swimming pool and ample entertaining area, guest toilet, 3 bedrooms (with en-suite bathrooms), study, games room and an interconnecting 2 car lock up garage. Definitely worth viewing.



WARDIJA | Ref: SV600048 | Offered at: €1,500,000

A semi-detached, shell-form VILLA set in this beautiful tranquil location, occupying a fabulous position with incredible country views from its' rooms, terraces and swimming pool area. Accommodation comprises welcoming hall, sitting, dining, kitchen/breakfast, guest toilet, 3 bedrooms (all with bathroom en-suite), family/games room, laundry, swimming pool with ample entertaining area and a large garage.



BIRZEBBUGA | Ref: SV600041 | Offered at: €1,400,000

A fantastic, one of a kind, SEAFRONT RESIDENCE commanding open bay views from its direct beach front position. Accommodation on approximately 310sqm is spread over 4 floors and is also served by lift. Comprising of entrance into an open plan living/dining/study leading out onto a seafront balcony, guest toilet, kitchen/b'fast, pantry, storage, 5 bedrooms, 3 bathrooms (en-suite), laundry, kitchenette leading out onto a lovely roof terrace taking in the wonderful open bay and sea-views.



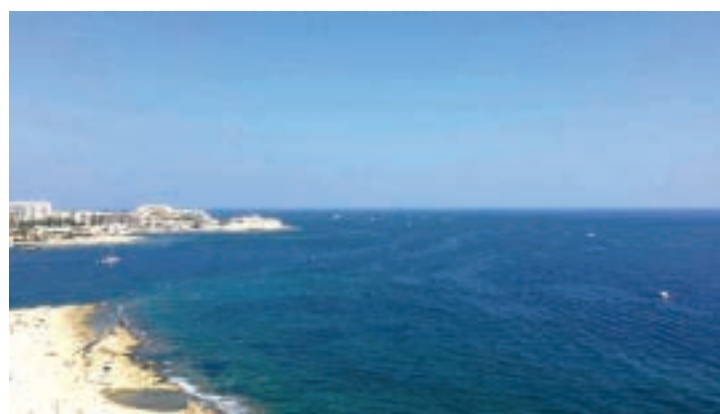
DINGLI | Ref: HC02644 | Offered at: €2,800,000

Limits of Dingli. A unique, converted HOUSE OF CHARACTER surrounded by its extensive grounds (approximately 16,000 square metres) of walled garden, set in a rural area enjoying distant sea and country views having an abundance of fruit and olive trees. Accommodation comprises hall, sitting/dining, fitted kitchen/breakfast, living, 3 bedrooms (2 en-suite bathroom), guest toilet, laundry, box room, drive in and a permit in hand for a swimming pool.



GHAXAQ | Ref: HC600161 | Offered at: €580,000

A beautiful HOUSE of CHARACTER situated close to the village core and delightfully converted and still retaining most of its authentic architectural features. Accommodation comprises entrance hall, study, living (mill room), dining, kitchen/breakfast, a large central courtyard perfect for entertaining, 3 double bedrooms, 2 bathrooms, guest toilet, laundry/utility and 2 large terraces.



SLIEMA | Ref: PH600051 | Offered at: €1,200,000

A beautiful seafront PENTHOUSE having a wide frontage of 35 feet enjoying panoramic unobstructed sea and promenade views from its large front open plan room and terrace. Comprises hall, kitchen/sitting/dining, 2 double bedrooms, 2 bathrooms (both en-suite), guest toilet/laundry room and back terrace. The property is finished to high specifications and a possibility for another bedroom.



MELLIEHA | Ref: DV600047 | Offered at: €1,200,000

A beautifully finished DETACHED BUNGALOW set on high grounds enjoying spectacular views of Mellieha Bay, Comino and Gozo and the sea beyond. Accommodation comprises entrance hall, sitting/dining, swimming pool with ample entertaining area, fitted kitchen/breakfast, 3 double bedrooms, 2 bathrooms (1 en-suite), laundry, sun terraces, mature garden, basement with games room, gym, flatlet and a large 10-car garage.



ZEBBUG | Ref: HC02178 | Offered at: €560,000

A fully furnished HOUSE OF CHARACTER boasting a wide façade and a sunny garden with swimming pool and ample entertaining area. Accommodation comprises a welcoming hall, sitting/dining, living, modern kitchen/breakfast, guest toilet, large master bedroom (bathroom en-suite), 2 further bedrooms, a wide terrace, shower room, study with 2 adjoining roof terraces enjoying views, underlying basement and located in a quiet area having ample parking facilities.



MARSASCALA

Ref: FA600596 | **Offered at:** €475,000

Ta' Monita – A beautiful APARTMENT finished to high standards and enjoying sea/bay views from its own large terrace. Accommodation comprises entrance hall, open plan kitchen/sitting/dining, guest toilet, 3 double bedrooms all with balconies, 2 with en-suite bathrooms and master with walk-in wardrobe and 2 underlying lock-up garages.



MELLIEHA

Ref: FA600546 | **Offered at:** €585,000

Tas Sellum. Set in this prestigious waterfront development this Luxuriously furnished APARTMENT enjoys wonderful sea and bay views, 3 swimming pools, walk-ways and total privacy. Accommodation comprises entrance hall, living/dining leading onto front balcony with views, fitted kitchen/b'fast, laundry/pantry, 3 bedrooms, 3 bathrooms (2 en-suite) and a 2-car garage



ST JULIAN'S

Ref: DP600011 | **Offered at:** €735,000

A magnificent PENTHOUSE located in a quiet residential area, close to all amenities and enjoying open valley views from most rooms. Accommodation comprises hall, open plan kitchen/dining/living leading out onto a lovely terrace with space for pool, 3 bedrooms (all with en-suite), main bathroom, laundry and back terrace. Optional lock-up garages are also available.



SLIEMA

Ref: FA500569 | **Offered at:** €995,000

A direct seafront APARTMENT enjoying an open plan layout and taking in unobstructed sea-views from its own terraces. Accommodation in the form of entrance into an open plan living/dining leading onto a front balcony, kitchen/breakfast, 3 double bedrooms (main with en-suite), main bathroom, storage room and a 2-car lock-up garage.



ST JULIAN'S

Ref: FA600586 | **Offered at:** €290,000

A wonderful elevated ground floor APARTMENT situated in an area known as the Lower Gardens just moments away from Spinola Bay and the seafront. Spacious accommodation comprises sitting and dining, separate kitchen/breakfast, 2 double bedrooms, bathroom and shower room. Excellent investment.



ST JULIAN'S

Ref: FA600605 | **Offered at:** €€477,000

A high standard and spacious APARTMENT situated close to all amenities and enjoying open views of St George's Bay and out to the sea. Accommodation comprises entrance into an open plan kitchen/living/dining, 3 double bedrooms, main bathroom, shower en-suite and a car space.



ST JULIAN'S

Ref: PH000842 | **Offered at:** €840,000

Pendergardens – A superb PENTHOUSE enjoying a modern and high standard of finish and situated just moments away from Spinola Bay and all amenities. Accommodation comprises entrance hall, sitting/dining, kitchen/breakfast all opening onto a large terrace with a jacuzzi, 3 double bedrooms, 2 bathrooms (1 en-suite), guest toilet, box room and 2 underlying car spaces. Many extras included and highly recommended.



SWIEQI

Ref: DA600015 | **Offered at:** €495,000

A wonderfully finished DUPLEX APARTMENT situated in this popular sought after residential area and within walking distance to all amenities. Accommodation comprises entrance hall, 4 bedrooms, shower en-suite, main bathroom, study, open plan kitchen/living/dining leading out onto a large garden (approximately 90sqm) with space for a pool and ample entertaining area.



MADLIENA

Ref: PH600134 | **Offered at:** €1,150,000

MADLIENA VILLAGE – A magnificent PENTHOUSE situated in this delightful residential complex enjoying extensive country and distant sea views from its own large terraces. Accommodation comprises entrance into an open plan sitting/dining, kitchen/breakfast, study, 3 bedrooms, 2 bathrooms (1 en-suite), guest toilet, laundry, a 2 car lock-up garage and benefits from the use of a large communal swimming pool and surrounding leisure areas.



IKLIN

Ref: BD500005 | **Offered at:** €1,600,000

Set on high grounds in this corner FULLY DETACHED BUNGALOW enjoying a large outside area including mature gardens, driveway, terraces and a swimming pool with ample entertaining area. Accommodation comprises welcoming entrance hall, sitting/dining, open plan kitchen/living, 3 bedrooms, 2 bathrooms, en-suite shower, study, laundry, an underlying 2 bed roomed flatlet, games room and a large 9 car garage.



MELLIEHA

Ref: SV600037 | **Offered at:** €1,000,000

A modern and furnished VILLA set on a plot of approximately 500sqm and enjoying open valley views. Finished to high specifications accommodation comprises entrance hall, open plan kitchen/dining/living leading out onto garden with swimming pool and ample entertaining area, 4 bedrooms, 2 bathrooms (1 en-suite), shower room (en-suite), laundry, a large basement which can accommodate up to 5 cars.



IBRAG

Ref: DV600036 | **Offered at:** €1,350,000

A FULLY DETACHED VILLA being offered in advanced shell form and situated in a much sought after residential area within close proximity to all amenities. Accommodation comprises entrance hall, open plan kitchen/living/dining, sitting/dining, guest toilet, 3 bedrooms (main with bathroom/shower en-suite and walk in), main bathroom, laundry, garden with swimming pool and entertaining area and an underlying 3 car garage.



SAN PAWL TAT-TARGA

Ref: BD600012 | **Offered at:** €2,500,000

A luxurious DETACHED BUNGALOW surrounded by a mature landscaped garden with a swimming pool and ample entertaining area. Set on approx. 2,000sqm accommodation comprises entrance hall, open plan sitting/dining, living, a large front terrace, kitchen/b'fast, 4 double bedrooms all with terraces, master bedroom (with en-suite bathroom & walk-in), another en-suite bathroom and a garage with ample storage.



MELLIEHA

Ref: DV600027 | **Offered at:** €1,600,000

Santa Maria Estate (Mellieha) - A fully detached property situated right on the sea front, presently divided in to maisonettes enjoying a total of 14 bedrooms, 8 bathrooms, 6 living rooms and 6 kitchens, ideal as an investment for rental purposes or as a seafront site to build a fully detached bungalow with basement and swimming pool.



BALZAN

Ref: SV600034 | **Offered at:** €650,000

A unique opportunity to purchase a newly built SEMI-DETACHED VILLA with an interconnecting 2 car garage and situated in this quiet residential area close to all amenities. Accommodation comprises sitting/dining, kitchen/breakfast, guest toilet, 3 spacious bedrooms (master with en-suite), main bathroom, laundry and large roof terrace ideal for entertaining.



MELLIEHA

Ref: DV600040 | **Offered at:** €1,250,000

Santa Marija Estate - A luxuriously finished DETACHED BUNGALOW on high grounds in this excellent residential area enjoying spectacular unobstructed sea views. Property comprises entrance hall, sitting/dining, living, fitted kitchen/breakfast, pantry, study, 4 bedrooms, 3 bathrooms (2 en-suite), games room, utility, laundry, large surrounding garden, swimming pool, long drive-in, car-port and a 3-car garage.



IBRAG

Ref: SV600051 | **Offered at:** €1,700,000

A shell form SEMI-DETACHED VILLA set on 500sqm of land with a 24m frontage enjoying both valley and distant sea-views. Accommodation comprises welcoming hall, study, guest toilet, a large living/dining, bar, kitchen/breakfast leading out onto swimming pool and entertaining area, master bedroom (bathroom en-suite and walk-in), 2 further bedrooms (both en-suite), study area, laundry, lift, workshop/storage, utility, gym, spa and a 4-car garage.



BAHAR IC-CAGHAQ

Ref: SV600044 | **Offered at:** €920,000

A classic SEMI-DETACHED VILLA set in this renowned residential area enjoying both sea and country views. Accommodation comprises hallway, study area, sitting, guest toilet/shower, lift shaft, pantry, kitchen/dining/living leading onto garden with swimming pool and entertaining area, 3 bedrooms, main bathroom, shower en-suite, study, underlying basement with ample space for gym/games room, 2 car garage with ample storage area.



ZEJTUN

Ref: HC100035 | **Offered at:** €895,000

A most imposing TOWN HOUSE situated close to all amenities and having a beautiful spacious floor-plan featuring a large mature garden with ample space for a swimming pool and plenty of entertaining area. Accommodation comprises welcoming hall, sitting/dining, kitchen/breakfast, study, living area, 3 bedrooms (2 bathroom/shower en-suite), main bathroom and a good sized central courtyard.



MELLIEHA

Ref: HC600127 | **Offered at:** €530,000

A beautifully converted HOUSE OF CHARACTER situated close to the village square and still retaining most of its authentic architectural features. Accommodation comprises entrance hall, kitchen/dining, living, central courtyard, 3 bedrooms, 3 bathrooms, study area, laundry/utility, inter-connecting garage, storage and also including an adjacent property with ample possibilities for further development.



B'KARA

Ref: HC600114 | **Offered at:** €1,200,000

A magnificent RESIDENCE combining an imposing contemporary conversion whilst still retaining most of its architectural features. Accommodation comprises an imposing entrance hall, sitting, dining, living/study area, kitchen/breakfast, pantry, guest toilet, 3 large bedrooms, (all with en-suite bathrooms), laundry, a 400 year old arched cellar, a mature garden with swimming pool and ample entertaining area and possibility for further expansion and garage.



ZEBBUG

Ref: HC600149 | **Offered at:** €700,000

An unconverted HOUSE OF CHARACTER situated on the outskirts of the village and retaining most of its original characteristic features. Once converted accommodation would comprise entrance hall, sitting, dining, kitchen/breakfast, 3/4 bedrooms, 3 bathrooms (2 en-suite), guest toilet, laundry, garage, garden (60ftx75ft) with swimming pool and ample entertaining area.



GUDJA

Ref: HC600153 | **Offered at:** €690,000

A beautifully converted 17th century HOUSE OF CHARACTER situated in the village core and still containing most of its authentic features. Entrance is through a wide hall, living, dining, guest toilet, kitchen/breakfast all overlooking the garden and swimming pool, ample entertaining area, central courtyard, 3 bedrooms (main with bathroom en-suite/walk-in), a terrace, laundry and possibility to develop further rooms.



B'KARA

Ref: HC600132 | **Offered at:** €695,000

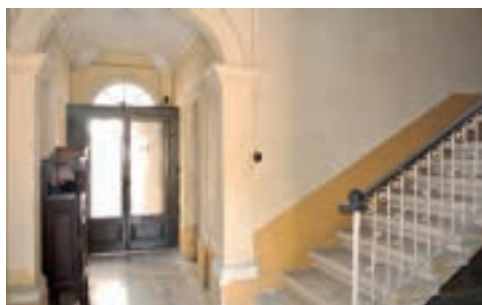
A spacious HOUSE OF CHARACTER having lots of features enjoying a lovely mature back garden with ample space for a swimming pool and entertaining area. Comprising hall, sitting/dining, fitted kitchen/breakfast, study, 3 bedrooms, main bathroom, shower room, laundry and balconies.



ZEBBUG

Ref: HC600133 | **Offered at:** €1,250,000

An expertly converted HOUSE OF CHARACTER enjoying both modern day commodities as well as keeping the old characteristic features. Comprises hallway/reception, 2 studies, living/dining, kitchen/b'fast, garden and swimming pool, formal dining, guest toilet, 2 double bedrooms, 2nd living, bathroom, master bedroom (walk-in and bath/shower en-suite), art-studio area, underlying gym, indoor heated swimming pool, 1-car garage, storage and permit applications for a 4th bedroom.



SLIEMA

Ref: HC500129 | **Offered at:** €445,000

A charming TOWNHOUSE full of authentic features and situated in the heart of Sliema close to all amenities. Accommodation comprises entrance hall, kitchen/dining, living, 3 double bedrooms (2 en-suite), good sized backyard. Also has the potential to build another extra room with en-suite.



NAXXAR

Ref: HC600048 | **Offered at:** €825,000

A fully detached HOUSE OF CHARACTER, retaining most of its original authentic features and having a large back garden with ample space for a pool and entertaining area. Accommodation comprises entrance hall, large sitting/dining, kitchen, study, a loft, guest toilet, master bedroom (with en-suite), 2 further bedrooms, main bathroom, a spacious living room leading onto a back terrace enjoying country and distant sea views. The property also has a street level 3 car garage.



SOLE AGENTS

SLIEMA**Ref:** FA600415 | **Offered at:** €465,000

A spacious APARTMENT tastefully converted and situated in an ideal location just moments away from a range of amenities, shops and just off the seafront. Accommodation comprises of a welcoming hall, sitting/dining leading onto a terrace enjoying sea views, kitchen/breakfast, 3 bedrooms (main with en-suite), guest bathroom, storage, and an underlying private car space.

**SLIEMA****Ref:** FA600607 | **Offered at:** €1,200,000

Tigne Point - A high-floor corner APARTMENT situated within an elite and modern development enjoying un-obstructed views. Accommodation comprises a welcoming hall, open plan kitchen/sitting/dining leading onto a large sunny terrace with views, 2 bedrooms (master with walk-in wardrobe), 2 bathrooms (1 en-suite), guest toilet, box room/laundry an underlying car space.

**SLIEMA****Ref:** FA600641 | **Offered at:** €385,000

A lovely APARTMENT situated in this sought after residential area conveniently located within walking distance to all amenities. Generous accommodation comprises, entrance hall, sitting, kitchen/breakfast/dining leading out onto a terrace, laundry/utility, 3 double bedrooms (main with en-suite), main bathroom, laundry room with use of roof and a 2 car lock-up garage.

**TA' XBIEX****Ref:** FA600444 | **Offered at:** €445,000

A newly built APARTMENT ideally located in this now popular residential area. Compromising sitting/dining, fitted kitchen/breakfast, 3 double bedrooms, 2 bathrooms (1 en-suite), laundry and lock-up garage. This delightful apartment is also being sold fully air-conditioned and furnished.

RABAT**Ref:** HC600180 | **Offered at:** €1,100,000

A meticulously converted TOWNHOUSE situated in an accessible location and enjoying fantastic country views. Accommodation comprises entrance hall, sitting/dining, living, study, kitchen/breakfast, 4 bedrooms, 2 bathrooms, laundry, utility room and enjoying a stunning back garden with a large swimming pool (lap pool size). Possibility of a garage.

MANIKATA**Ref:** PH600094 | **Offered at:** €509,000

An ideally located, corner PENTHOUSE commanding open country views from its large terrace having ample room for entertaining. Accommodation comprises entrance into an open plan kitchen/living/dining, 3 bedrooms (main with en-suite), main bathroom and optional underlying lock-up garages.



SOLE AGENTS

**MSIDA****Ref:** MA600091 | **Offered at:** €480,000

A fantastic investment opportunity, this unique corner MAISONETTE having an area of approx. 250sqm internally and ideally located just moments away from the university and day-to-day amenities. Generous accommodation in the form of entrance hall, open plan kitchen/living/dining, 6 bedrooms, 2 bathrooms, an interconnecting garage, another independent entrance from another street and a private back garden with storage rooms.

SLIEMA**Ref:** HC600179 | **Offered at:** €630,000

A beautifully finished TOWNHOUSE, set on the outskirts of this town enjoying an unusually good sized garden with swimming pool. Comprising hall, sitting, fitted kitchen/breakfast/dining, 3 bedrooms, 3 shower rooms (2 en-suite), laundry and balconies.

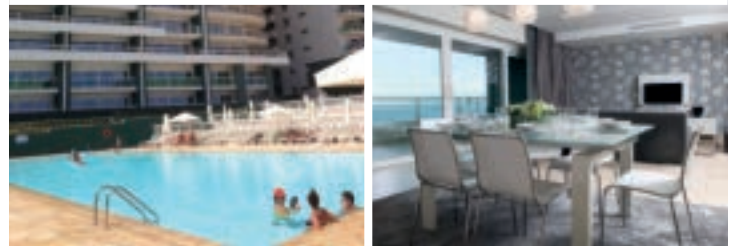
ST JULIAN'S**Ref:** FA600519 | **Offered at:** €245,000

Prime location, renowned developers, with the latest design and finishes to the highest standards, make these 3 bedroom Maisonettes, Apartments and Penthouses the most desirable. Each unit will be in access of 170sqm and comprise hall, lounge/dining, kitchen/breakfast, balcony/terrace, 3 bedrooms 2 bathrooms (1 en-suite), laundry, back balconies and optional underlying lock-up garages and car spaces.



PENDERGARDENS

Set in the ever popular district of St Julians, Pendergardens is a sought after location within easy reach of all the areas amenities. The project is built around an attractive main piazza with extensive garden and water features adjoining the many public and private areas plus it also has 24-hour security, catering facilities, a fitness center and business facilities. Contact us on (+356) 21310800/0088 for more information.



FORT CAMBRIDGE

This development epitomizes luxury and comfort with its own private swimming pool, fitness center, indoor pool, 24-hour security and underlying parking, whilst the properties have wide terraces and balconies as well as spacious open plan layouts. It is also located next to the biggest shopping mall in Malta, 'The Point', and all the restaurants and cafes around the piazza. Contact us on (+356) 21310800/0088 for more information.



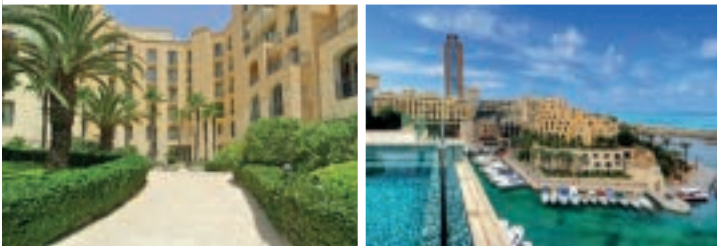
TA' MONITA

Built by the same company as Portomaso and set on a plot of 16,000sqm, we have a selection of contemporary properties including apartments and penthouses in this luxury lifestyle development located in the south of the Island in Marsascula. The complex has sweeping sea views, underlying parking and a large communal pool area. Contact us on (+356) 21310800/0088 for more information.



ST ANGELO MANSIONS

Also known as 'Vittoriosa Waterfront', this lifestyle development is located within the hugely significant and historical 'Three Cities' area (the scene of the Great Siege in 1565 against the Turkish Empire). This locality has been completely redeveloped and now has a wide range of over 100 luxury sea view apartments within the complex. Contact us on (+356) 21310800/0088 for more information.



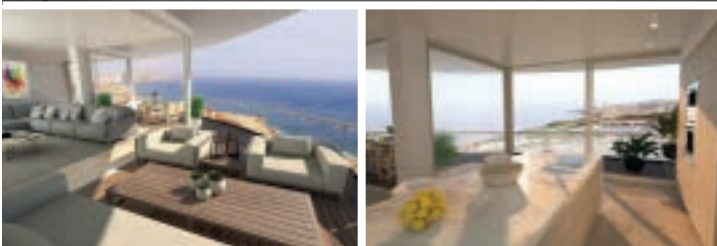
PORTOMASO

Portomaso in the St Julian's area of Malta is widely considered to be the most exclusive residential, business and leisure development on the Island. This seafront complex features over 420 luxury apartments and penthouses, a 23-floor business tower, a conference venue, underlying car-parking and an incredible Yacht Marina. Contact us on (+356) 2131 0800/0088 for more information.



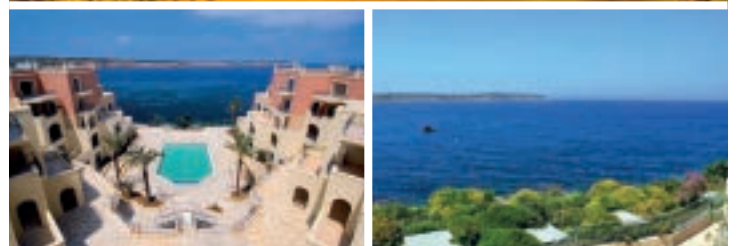
TIGNE POINT

One of Malta's leading seafront developments in a prime location with a luxurious selection of high-end apartments and penthouses with underlying car parking, the spectacular residents only swimming pool, 'The Point' shopping center and various cafes and restaurants all within easy reach. Many of the properties have incredible views to Valletta and beyond to the open sea. Contact us on (+356) 2131 0800/0088 for more information.



THE SHORELINE – SMART CITY

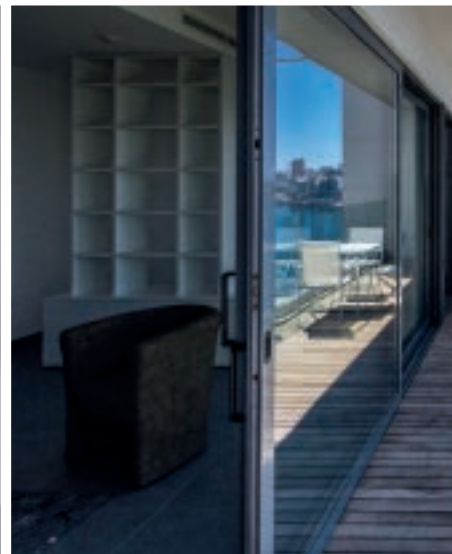
Introducing 'TheShoreline' - a brand new extension of the lifestyle development in Kalkara called Smart City with over 400 residencies now available 'off-plan' featuring some luxurious apartments, and penthouses, many of which will have breathtaking sea views from their privileged coastal position. There are also plans for an underlying shopping mall, a 'residents only' swimming pool, and private car-parking facilities. Contact us on (+356) 2131 0800/0088 for more information.



TAS-SELLUM

Tas-Sellum is built by the same developers as the highly regarded Portomaso complex in St Julian's and is situated in Mellieha, next to one of the best sandy beaches in Malta. We have a selection of properties available within this development with amenities that include landscaped gardens and 3 communal swimming pools as well as underlying parking. Contact us on (+356) 2131 0800/0088 for more information.

EXCLUSIVE TO
Perry
NOW RENTING





OneOne0

110, BLOCK A, THE STRAND, SLIEMA

Located in the commercial hub of this most sought-after town, on the magnificent seafront, our leading letting department is proud to present as sole agents, this newly built, contemporary building, enjoying the most spectacular and scenic surroundings.

OneOneO, "Block A", is located close to the popular and bustling Sliema shopping centre. These residences offer a perfect option for the most discerning of tenants wanting to live in comfortable surroundings. Comprising of 12 brand new, luxurious APARTMENTS and 1 PENTHOUSE, benefiting from breath taking views of the dramatic and UNESCO protected 16th Century Valletta Bastions, as well as the impressive Sliema creek waterfront and "Manoel Island", all apartments are designed with space in mind and are furnished to the highest standards. Each unit enjoys high speed internet access, open plan fully fitted and equipped kitchen/sitting/dining areas, leading onto a sizable private front terrace with wooden decking (ideal for entertaining), en-suite bathroom with master bedroom, guest bathroom and separate laundry room, with modern washer/dryer. Other great amenities in the area include an abundance of top quality cafes and restaurants close by, as well as walking distance to the Valletta catamaran shuttle service, which takes 5 minutes as opposed to 20 minutes by car; and all public transport routes. Distance to airport is approximately 20 minutes' drive time. A full-time management service ensures that tenants are looked after at all hours for the duration of the lease. Enjoy comfort, relaxation, the latest in interior design, and much more, while being a stone's throw from the lovely promenade linking Sliema, St Julian's and Valletta, and close to many of the town's favourite spots, as well as swimming locations minutes away, at either Tigne Point or Tower Road facilities.

For those who have a car, the apartments are all offered with an underlying parking space in a very comfortable street level garage, giving tenants overall peace of mind. First tenants are expected to take up residence this summer 2017. Prices ranging from €3,500 for a 2-3 bedroom unit measuring 164sqm to €6,700 monthly for the largest 4 bedroom double fronted apartment measuring 328sqm. An exclusive one-bedroom Penthouse enjoying the most dramatic sea views will also be made available soon measuring 115sqm. Contact our offices to arrange a tour of these spectacular units.

SOLE AGENTS | Ref: FA600583

Prices starting from: €3,500 monthly



THE ADELAIDE

230/231 TOWER ROAD – SLIEMA

A ground-breaking, brand new building located on one of the most privileged seafront streets in Malta on the much sought after "sunny side" of the prestigious Tower Road. These chic rental apartments offer easy access to Sliema and St Julian's most popular attractions as they lie close to the coastal border of these two up-market towns, home to some of the Island's best parks, beach clubs, internationally renowned shops and up-market restaurants. Tenants will find that getting around is highly convenient with transport links also very easily accessible. "The Adelaide" offers an inspiring opportunity to lease one of 14 fully-furnished residences, each one measuring 165sqm in size with contemporary design and cutting-edge technology to bring new levels of luxury, convenience and comfort to the local market. Each apartment offers a modern, open-plan layout whilst being beautifully finished with designer touches and interiors. Accommodation includes an entrance hall, three double bedrooms, two bathrooms (master en-suite), open plan kitchen/sitting/dining room leading onto the front terrace with the most spectacular sea views. There is also a separate laundry room including washer/dryer and guest bathroom all expertly equipped with modern conveniences including reverse-cycle air-conditioning throughout. Also available on the ground floor is an inspiring opportunity to lease an exclusive seafront office space measuring approximately 280sqm. This premium space is being offered at €300 per sqm per annum.

SOLE AGENTS | Ref: FA600185 | **Offered at:** €3,650 monthly



WARDIJA

A most recently converted FARMHOUSE situated on private high grounds, enjoying fantastic open country views from its surrounding terrace. The accommodation comprises entrance hall, sitting/dining/living room; fitted kitchen/breakfast, 3 double bedrooms, 3 bathrooms (main en-suite), washroom, large gardens, spacious deck area with swimming pool, lovely courtyard and drive leading to a 2 car garage. This property is furnished to an excellent standard. Must view.

Ref: HC01024 | **Offered at:** €6,500 monthly



LIJA

Ref: HC600015 | **Offered at:** €3,500 monthly
 A beautifully converted HOUSE OF CHARACTER located in this up market residential area, close to all amenities. Accommodation comprises fully equipped kitchen/breakfast leading onto a dining room. 2 double bedrooms with terraces and en-suite bathrooms, another 2 bedrooms with terraces, en-suite bathroom and main bathroom, living area and a beautifully decorated mill room converted into a lovely sitting room, leading to the pool and garden area ideal for entertaining.



ZEBBUG

Ref: HC600128 | **Offered at:** €2,500 monthly
 Excellent house of character built on a footprint of 180sqm, boasting many typical features such as corbels, and wooden beams, as well as a lovely central courtyard allowing for a generous amount of natural daylight. This property also comprises 3 spacious bedrooms, 2 en-suite bathrooms, guest toilet. Kitchen (having many modern appliances) and dining area facing the pool and deck area, pantry and a spacious living area. Property also includes a 1 car garage that is just a minute away.



GHARGHUR

Ref: HC500120 | **Offered at:** €2,000 monthly
 A lovely HOUSE OF CHARACTER offering a stylish blend of traditional features and modern furnishings, in the heart of this charming village. Property comprises an impressive reception area leading onto the open plan dining/kitchen area with access to the back garden. 4 bedrooms, guest toilet, 2 bathrooms, and separate sitting area adjoined with the kitchen. Second floor offers a spacious laundry area and fantastic roof terrace.



SLIEMA

Ref: FA600656 | **Offered at:** €3,500 monthly
 A brand-new luxury seafront APARTMENT offering great quality, elegance and exclusivity. This bright property consists of welcoming hall, open plan kitchen/sitting/dining area leading onto a sizable balcony enjoying breath taking sea views. Guest toilet and laundry room, three bedrooms (main with en-suite shower), guest bathroom and parking space. Walking distance to beaches, restaurants and all amenities, this property offers a luxurious lifestyle with a great unique environment.



SLIEMA

Ref: FA00798 | **Offered at:** €3,300 monthly
 A lovely, direct seafront, highly finished APARTMENT situated in this sought after area, enjoying wonderful sea views from its prominent location and front terrace, situated close to all amenities. Comprises large sitting/dining/living area, fitted kitchen/breakfast, with modern, high end appliances; laundry and utility room; 4 bedrooms (main with shower en-suite), main bathroom, guest toilet. Fully air-conditioned, flat screen TV, washing machine, tumble dryer and dishwasher. Optional car space available.



TA' XBIEX

Ref: FA07974 | **Offered at:** €4,500 monthly
 A spectacular, excellently finished 4th floor APARTMENT situated in this much sought-after seafront location taking in stunning views of the yacht marina and Valletta Bastions from its large front terrace, ideal for outdoor dining and entertaining. Bright and spacious accommodation comprises large open plan sitting/living dining area and high end fully equipped kitchen; study area, 3 double bedrooms all having bathrooms en-suite; guest toilet, 2 back terraces and underlying car space.



VALLETTA

Ref: FA600587 | **Offered at:** €1,850 monthly
 Lovely, highly finished and fully furnished APARTMENT in the beautiful historic capital city of Valletta, close to all amenities, shops, restaurants and the Grand Harbour. Property comprises open plan (fully equipped) kitchen/living/dining area having an enclosed Maltese balcony enjoying lovely sea views. 2 bedrooms, 2 bathrooms (main being en-suite). Air-conditioned, flat screen TV, washing machine. Must be viewed!



BALZAN

Ref: MA600089 | **Offered at:** €2,000 monthly
 Stunning and highly finished three storey MAISONETTE located in this sought after, up market, residential area, close to all amenities, public transport and the Presidential Palace. Property comprises of fully equipped kitchen/living/dining area leading to a spacious terrace enjoying views of San Anton Gardens. 2 bedrooms, 2 bathrooms (main being en-suite). Fully air-conditioned, flat screen TV, washing machine, dishwasher. A beautiful home just a minute walk away from San Anton Gardens.



LIJA

Ref: FA6000658 | **Offered at:** €1,600 monthly
 In an excellent location close to the main church and in the heart of this quaint and prestigious village, we are pleased to offer the rare opportunity to lease this beautiful yet unusual APARTMENT. The apartment comprises a lovely open plan kitchen/sitting/dining area; a split level leads to a bedroom with en suite bathroom and upstairs a second double bedroom and guest shower room, as well as spacious laundry room and sizable sunny terrace. Property is conveniently located just minutes' walk to all amenities.



SLIEMA

Ref: PH100014 | **Offered at:** €4,500 monthly
 A beautiful, highly finished PENTHOUSE located in this up market area. Recently refurbished to magnificent standards, this residence is bright and very spacious with a large L-Shaped terrace, enjoying stunning sea views of Balluta Bay and Sliema. Accommodation comprises sitting/dining area, 2 living rooms, study, fully equipped kitchen, 3 double bedrooms (main being en-suite), guest bathroom, laundry room, utility room and underlying 2-car spaces. Property is fully air-conditioned and equipped.



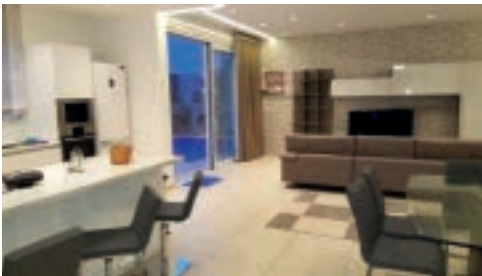
TA' XBIEX

Ref: PH600019 | **Offered at:** €6,500 monthly
 A distinctive, luxury, south facing PENTHOUSE forming part of an exclusive development, situated in this prime seafront location, having a very wide frontage, enjoying stunning views of the marina and Valletta. Accommodation comprises a large open plan (fully equipped) kitchen/living/dining area leading to 2 sunny front terraces, one of which being fully landscaped. 3 double bedrooms, (main being en-suite), separate shower room, and another large back terrace. Garage included.



SAN PAWL TAT TARGA

Ref: PH600135 | **Offered at:** €3,000 monthly
 An exceptional PENTHOUSE situated in this up market area, having large outdoor spaces, Jacuzzi, air-conditioning, parquet flooring, and under floor heating in bathrooms. Open plan entertaining space culminating in a beautiful terrace. One of the most spectacular residences one is likely to see in this area. Comprises bright open plan kitchen/sitting/dining room leading onto the lovely terrace enjoying spectacular views. 3 double bedrooms (2 being en-suite), guest bathroom. Optional parking also available.



IBRAG

Ref: DV600017 | **Offered at:** €4,300 monthly
 Exclusive and perfectly maintained 4-bedroom VILLA, set on 3 floors, finished to high standards and located in a most sought-after residential area. Upon entering one finds an open plan (fully equipped) kitchen/living/dining room, leading to a swimming pool and entertaining area. 4 bedrooms, two of them being en-suite, main bathroom, guest toilet and a study. Top floor bedroom having amazing town and sea views as well as terrace with outdoor furniture. Also included is a large garage.



ST JULIAN'S

Ref: SV500042 | **Offered at:** €3,500 monthly
 An impressive villa spread over two floors offering bright living spaces. The property layout comprises an open plan sitting/dining area, lounge, kitchen, two furnished bedrooms (master and twin), two bathrooms, and a third room which can be utilised as a study or an additional bedroom. Complementing this property is a beautiful swimming pool area, garden with outdoor furniture, and an internal yard. Also included is a lock up garage.



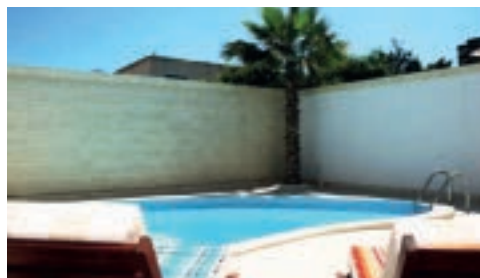
BALZAN

Ref: HC03100 | **Offered at:** €4,000 monthly
 Beautiful, traditional Maltese HOUSE OF CHARACTER with its breath-taking private gardens and sizable swimming pool, including a large sunny deck area ideal for entertaining. Property comprises welcoming hall leading directly to a charming courtyard and the larger gardens. Spacious formal sitting/dining area and kitchen, having all modern amenities. Upstairs one finds a large drawing room and 3 double bedrooms with bathroom. Property also includes a garage.



IBRAG

Ref: DV600023 | **Offered at:** €5,000 monthly
 A highly finished VILLA set in the most tranquil area of Ibrag, comprising a large living/dining room, LCD TV, teak parquet flooring, and much more. Fully equipped kitchen; guest toilet. Three double bedrooms, walk in wardrobes, and en-suite bathrooms. Large entertainment room and cinema area complete with projector and surround system. Property includes a large front garden with a lovely swimming pool and deck area; garage, laundry room. Under floor heating, satellite connections, and air-conditioning throughout.



ATTARD

Ref: SV00960 | **Offered at:** €3,500 monthly
 A lovely, bright and spacious VILLA, being rented fully furnished and equipped, located in this sought after, up market area of this picturesque village. Accommodation comprises sitting/dining/living area; fully equipped kitchen/breakfast; 3 bedrooms, 3 bathrooms (main being en-suite), guest toilet, laundry, utility room, basement, garden and swimming pool with deck area, flat let and a 4-car garage. Fully air-conditioned, flat screen TV, washing machine and dishwasher.



MELLIEHA

Ref: DV600054 | **Offered at:** €8,000 monthly
 Newly built, fully detached VILLA, located in this beautiful sought after villa area. The property comprises lovely surrounding garden, large swimming pool, having a vast deck area ideal for entertaining, also boasting outstanding views. Bright and spacious open plan living area, modern state of the art kitchen. 3 bedrooms, 4 bathrooms, (2 en-suite). Jacuzzi, sauna, air-conditioning throughout, and so much more. Must view!



VALLETTA

A magnificent and listed period TOWNHOUSE which has just undergone a beautiful restoration and detailed refurbishment. The house benefits from outstanding and dramatic views over the grand harbour and majestic fortifications. The property is one of the largest houses in what is generally acknowledged as one of the finest and most privileged business and residential addresses in Malta. Benefits include the unique period features and the rare advantage of private parking as well as additional floors creating room for expansion which provide further large rooms enjoying panoramic views over the sea. This office is situated in a quiet and tranquil location in one of the most desirable and sought after streets within Valletta, close to the city centre and all the best amenities. This premises offers over 500sqm of quality office space and can be easily divided. Further details on request. Ref: OF600027

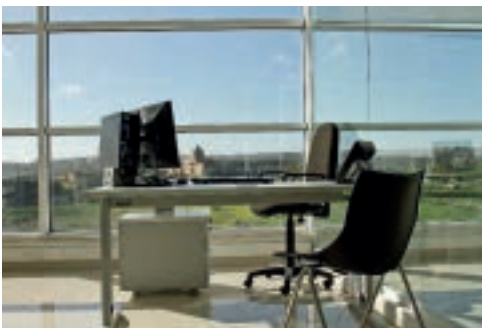


KALKARA

Set in an area of 360,000sqm along the coast between Ricasoli Point and Valletta's Grand Harbour, this business park offers a harmonious blend of office, residential, hospitality and retail spaces, with one-third of the land set aside for green and open leisure areas. Building procedures adhere to international sustainability standards that preserve its environment and provide its inhabitants with comfortable, healthy and productive spaces for work and leisure.

LUQA

This business centre is fast becoming one of Europe's most desirable corporate postcodes, offering bright office space tailored to the needs of prospective tenants. Created by an innovative team of leading design and architecture professionals, and with a foot print of 3,100sqm over 9 floors, this business centre has developed into a state-of-the-art corporate headquarters location that has been crafted to exceed the expectations of tomorrow's discerning tenants.



MRIEHEL

Fully serviced office space at this premium business centre, conveniently located in one of Malta's most sought after business districts. Offices enjoy fantastic facilities and free Wi-Fi as well as magnificent rural views. Flexible packages available at reasonable rates and to suit the varying size requirements of different companies. Further details on request. Starting from: €300 monthly.

TA' XBIEX

A premium landmark and historical office building located in the popular and picturesque seafront town of Ta' Xbiex near to many of the international embassys. The layout is built around a central atrium and features air-conditioning, CCTV security, a fire alarm system and a back-up generator. This building is also ideally located between Sliema and Valletta.

ST JULIAN'S

A prestigious and up market business centre situated in the heart of St Julian's Malta comprising of nine floors of office space with an underlying car park having more than three hundred car spaces over five floors. This centre has been purposely designed to be able to cater for up market multi tenants.

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AVAILABLE FOR IMMEDIATE DELIVERY



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JEANNEAU

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