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2018/2019 EDITION





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HOME PACKAGE

for only €7,985

including VAT, free delivery* & installation



4.2 m Kitchen

with Hotpoint Ariston appliances

stainless steel fridge-freezer, convection oven, gas burners, sink + sink-mixer & hood



Main & Spare Bedrooms

equipped with:

wardrobes, beds, bedside tables, chest of drawers & mirrors



TV Unit

measuring 2.16m in width

+ dining table for 6, extendable to 8 & 6 complementing chairs



Sofas

3 seater + 2 seater

* Free delivery applies to ground floor level anywhere in Malta & Gozo



Look no further

We are pleased to present the 57th edition of Our flagship publication. "The Perry magazine," has been creating an unprecedented level of exposure to buyers and sellers of quality properties since the first edition went to print in 1999. The publication has an annual readership of tens of thousands of people. In this new and improved format, we are including in the content, various interesting articles on art, history and culture alongside an unrivalled showcase of Malta's most exclusive real estate. If you have a quality property for sale or for rent and would like to see how you too can benefit from Perry's thirty-seven years of experience and unparalleled service to the local real estate industry, or if you are looking for a special property, our expert team would be delighted to assist you with your property matters.

At Perry we have been selling and renting quality residential and commercial real estate in Malta since 1981. We remain an independent firm of property experts with generations of

unrivalled experience. Selling and letting hundreds of Malta's finest properties each year, we pride ourselves in being a local and trusted brand for existing and prospective clients, who insist on market leading advice, local knowledge and proactive, yet personal service from some of the most experienced and reputable professionals in the industry. The majority of our affiliates have been working with Perry as property consultants for over ten years. Our local brand resonates strongly with both local and foreign clients, as it gives them a sense of belonging and trust. You can find a complete estate agency service at Perry. From the initial market valuation (which we do for free for clients putting their property on the sales or letting market with us) right through to the professional marketing process and contract signing stage. We will discuss with you the best marketing plan for your property ensuring exposure to the local, national and indeed global market through our various strategic partnerships with local and global prestigious brands.

Recently we have been delighted to announce the official launch of our high-quality and unparalleled property video tours to clients listing property on an exclusive basis with us. By means of these tours, prospective buyers/tenants are taken on a journey through the property using the very latest technology including dramatic drone footage. This new service allows us to offer groundbreaking and unique social media campaigns. The videos could be viewed on our social media channels including YouTube. We are determined to continue to evolve our use of video and information technology to the benefit of our clients by showcasing property in the most effective and advanced manner possible. Such investment confirms our ongoing commitment to leading innovation and will see our long-

established estate agency continue to lead the way across the real estate market.



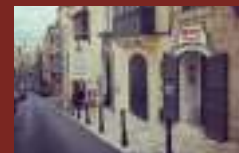
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GODIN 



LARGE, GEORGE (1936-) 'Men at Work' water colour (45cmx67cm) Private Collection – Malta.

George Large

What so many other artists have perhaps ignored, George Large has emphasised. This has produced a powerful characteristic to his creative adventures. It's as if somebody said to George, "What about the workers?" Some of us who are old enough will remember the famous Peter Sellers skit where at a very Conservative Party political meeting a labourer shouts out, "What about the workers?" The answer then was, "What about the workers indeed Sir?"

Not so for George. George has given us the background to the great creative force and input that these people shaped; that strength that Malta's craft displays so proudly today. Our churches, our palaces, our villages, our statues, our flags, our lace, our loaf of bread, our wine, all that we stand for and wherever we look – there they are – muscles, tough and on their ladders, in their boats, marbling, building, decorating; yes, creating – never forgotten by George Large is the Maltese worker.

Some artists, through their work, help us to meet ourselves. Others pay us

a disservice and do not stimulate anything in us which might induce us to think or re-think of whom we are and what others think of us. When George Large paints figures they do not prettify a picture as in the case of the 19th century landscape artists Schranz and Gianni who worked in Malta (bless them both) – he treats his figures, more often than not, as muscle and mechanism creating and restoring strong classical architecture or enchanting seaside villages.

His workers are like tractors and cranes intermingled among the sites and edifices. They are active: builders, fishermen, strong and able to carry statues, stone and scaffolding. George empathises with people who do the harder physical things. He often gives them some, or even more, importance than the scene merits. He turns them into giants with his use of perspective, and makes them as big as a baroque palace or cathedral if he wants to. He encourages us to take a deep breath and focus – he makes us consider – he bombs us with new and old artistic and creative interest, even food and lace every now and then. He is a poet in paint and he likes to keep nudging us.

At our end of things we do perhaps like to see a bit of Stanley Spencer and Edward Burra in George Large, however

there is no doubt that this artist is his own man. He is an exponent of modernism and yet he is also a twinger of nostalgia and a twanger of the heartstrings. This 'modern' man is more sentimental than he allows us to believe. He recognises that emphasis is to be put on aspects of life that are changing, or finishing – things we might want, one day, to remember: those dusty large hands touching everything: cutting the stone or handling the fruit. His architecture, his churches – all together – they revive the impression, the imagination and indeed the memory.

He has exhibited everywhere that is important on this side of the Atlantic and his work is in many countries beyond Europe. He has glorified the Maltese worker and hung him up in the most sophisticated drawingrooms. He has focused firmly on things one might not have really centred attention upon before he came along.

The art critic Anthony J. Lester who himself was elected Fellow of the Royal Society of Artists and Chairman of the Vetting Committee of the Royal College of Art has written, "These monumental, sculpture-like, wilfully convoluted figures now consume his paintings. They have become the very hallmark of all his work."

It is of course impossible to define the essence of an artist's work in a few words but perhaps Lester truly captured something of importance about George Large when he went on to say, "Here we have a painter who has fine-tuned his skills to give us paintings that are well-balanced, always full of dramatic impact and frequently imbued with his quirky sense of humour".

George Large is indeed a member of the Royal Society of British Artists. Back in 1986 he was elected to the Royal Institute of Painters in Watercolours. His work is represented in several important both public and private collections.

Marquis Nicholas de Piro



Luisa Busietta Robert Spiteri Paris

Caring for our clients

Luisa Busietta, Property Management Services

Luisa Busietta joined Perry Estate Agents in 2002 as a front desk administrator. After 12 years in this role, she moved to the letting department as a property negotiator. After two years, she took a one-year break on maternity leave and on her return, was made in charge of the property management division that was then being set up to offer the agency's clients holistic property services.

"I felt I could really contribute to this demanding industry given my long years of experience in the real estate industry. Knowing the sort of up-market clients we deal with, I immediately accepted this new challenge and returned to work sooner than I had originally planned," she says.

"I have now been managing the property management company for two years and look to the future with enthusiasm and great optimism as our portfolio of quality clients and demand for our specialist services increases each year."

What has been, to date, the highlight of your career at Perry Estate Agents?

The highlight of my career is every time I receive a letter, card or e-mail from a client in my various capacities to thank me for a job well done and acknowledging my hard work. It is fulfilling to know that your work has made a positive impact on someone. There is no better highlight than having your best efforts recognised and appreciated. This always increases my motivation and determination to achieve even better results for my clients.

Take us through your typical day at Perry...

The best thing about working at Perry is that no two days are the same. The only thing that is more or less standard every day is that I enter the office a little earlier than the opening hours to simply sit quietly at my desk and concentrate on replying to various e-mails and to make a list of the most important matters to be tackled that day. In my role I am working with the most discerning of clients, looking after their daily property-related needs and tackle each request as I receive it.



What does the Perry Property Management Services portfolio include?

At Perry we help landlords and vendors sell their property. We also help clients acquire property and tenants find their ideal rental home. We do everything from helping clients understand legislation, find a client or property, and manage their property.

Once a client has listed a property with us in the case of vendors and landlords or once the property has been purchased or rented in the case of purchasers and tenants, such clients may engage our management company to look after their property matters.

We do everything from organising inventories and arranging for properties to be cleaned pre-tenancy and on-demand; handling collection of rent or mail; calculating water and electricity bills and bringing utilities up-to-date; handyman, locksmith and repair services; right through to handling deposit negotiations once a tenancy has come to an end.

We liaise with utility suppliers and arrange repairs, maintenance works and safety reports on the clients behalf as well as organise payments of outgoings such as service charges. We also have people within our letting department

who possess the specialist skills to negotiate the renewal of a client's tenancy, who can provide advice on the current market trends and rent levels, provide comparable evidence and arrange for a re-appraisal of one's property where appropriate and to negotiate with the tenant/landlord on a clients behalf. Through our out-of-hours emergency numbers, we are contactable 24 hours, 365 days a year.

In what ways does this portfolio assist both landlords and tenants?

Our management services benefit both landlords and tenants in a major way. We recognise that property management is a people industry – we are big enough to cope and small enough to care about personal service to both landlords and tenants.

This is where we stand out from the crowd. In fact we end up becoming close friends with most of our clients who are regularly on the island. We work with a wide range of landlords and tenants to provide dedicated property management services backed by the experience, expertise and focus of our 37-year history and unparalleled service to real estate industry, operating in both the sales and lettings markets.



Maree Rose Zammit



Anthony Sciberras



Bianca Cordina Grech



Stanley Carter



Daniela Naudi



Tiziana Cutajar



Marc Urpani



Etienne Grech



Fredrick Stivala

This wealth of experience enables us to manage all complex aspects of residential and commercial properties.

Meeting the needs of our customers is our core focus. We ensure that we offer appropriate, high quality and affordable levels of service to landlords and tenants alike. We want to be sure that tenants engaging our services are completely satisfied with the services we offer and in the case of tenants the home they occupy.

Our ultimate aim is to make owning or renting a property as hassle free as possible for the client whether the property is leased or the client simply lives overseas and would like us to look after and up-keep their asset. Put simply, we take the stress out of property management.

Does a client need to have a significant rental property portfolio to avail of your services?

The client does not have to have a large portfolio of properties in order to make use of our services. In fact, the vast majority of our clients own or lease a single property which they would ask us to look after.

We do not distinguish between clients with larger and smaller portfolios. Our focus is on maximising investments for landlords and assisting tenants to have as enjoyable

and comfortable an experience as possible throughout their tenancy. Once a client trusts us with their property matters we take care of everything.

How do you help landlords maximise their buy-to-let investment?

The need for landlords, landowners and property investors to generate maximum returns from their assets is increasingly important and our property management services and specialist advice is invaluable for doing this. We cover all areas and asset types from large scale villas to rural houses of character and modern apartments of all sizes in central or urban locations, with our team providing advice and management services for single assets or full portfolios.

What are your plans for the future?

We have great plans for the future. We are constantly considering trends in our business environment to better understand our clients' needs. In order to continue achieving positive results we are also investing in various technology needed to service our clients in the most efficient manner possible to ensure further growth and success.

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For over 20 years, *Henley & Partners* has worked closely with governments to pioneer citizenship-by-investment programs. The Malta Individual Investor Program offers your family safety and security by providing a better quality of life and the right to live, work and study in all 28 EU member states. +356 2138 7400 | malta@henleyglobal.com

Define your Future



SOLD Tigné Point

Ref: FA600737 | Apartment | List price: €1,650,000



SOLD Mdina

Ref: HC03039 | House of Character | List price: €4,000,000



SOLD Valletta

Ref: HC500128 | House of Character | List price: €1,575,000



SOLD Żurrieq

Ref: HC01907 | House of Character | List price: €2,900,000



SOLD Portomaso

Ref: FA600527 | Apartment | List price: €1,300,000



SOLD Tigné Point

Ref: FA600694 | Apartment | List price: €590,000



RENTED Sliema

Ref: FA600185 | Apartment | List price: €3,650 monthly



SOLD St Julian's

Ref: PH600154 | Penthouse | List price: €690,000



SOLD Żebbuġ

Ref: HC600159 | House of Character | List price: €950,000

Over 35 years of unparalleled service to the real estate industry, maintaining the highest and the best name in Malta property.

5 reasons to list your property with us...

1 SOLE AGENCY AT REDUCED 3.5% COMMISSION RATE

We will sell your home for a discounted rate of 3.5% of the selling price (compared to the usual 5% for open listings).

2 PROFESSIONAL PHOTOGRAPHY & VIDEO

Once you list your property with us it will automatically be short-listed for our professional photographer and videographer, to get those

Some of the prominent brands we work with to get your property noticed...



RENTED Lija

Ref: HC600088 | House of Character | List price: €10,000 monthly



RENTED Gharghur

Ref: HC700019 | Apartment | List price: €5,500 monthly



RENTED Sliema

Ref: FA600583 | Apartment | List price: €3,500 monthly



SOLD Attard

Ref: HC500100 | House of Character | List price: €1,200,000



RENTED Sliema

Ref: HC500126 | House of Character | List price: €7,000 monthly



SOLD Sliema

Ref: DP600018 | Villa | List price: €950,000



RENTED Mellieħa

Ref: DV100019 | Villa | List price: €5,900 monthly



RENTED Valletta

Ref: HC500074 | House of Character | List price: €12,000 monthly



RENTED Portomaso

Ref: FA07290 | Apartment | List price: €4,500 monthly

crucial images and video tours, in order to market your property in the most professional manner to our local and international client base.

3 PERRY WEBSITE

We will feature your property on our highly respected, high ranking and leading property portal at www.perry.com.mt, which enjoys a vast global reach and worldwide following.

4 PERRY MAGAZINE

We will get your property featured within our leading real estate publication 'The Perry Magazine' having thousands of copies distributed with 'The Sunday Times of Malta', and at various other key locations; including but not limited to, leading 5-star hotels, the Malta International Airport, and various branch locations.

5 LOCAL & GLOBAL MARKETING CAMPAIGNS

Once your property has been listed with us we can immediately get to work using our trusted marketing channels and partners, including a comprehensive social media campaign through Facebook, Twitter, YouTube and Instagram, as well as other mediums such as the in-flight magazine on AirMalta (IL-Bizzilla), Rightmove Overseas, and window displays in all our offices.





From the Perry blog

Keeping up with the latest from Perry estate agents, life in Malta and the Maltese property market.

On set with *A Place In The Sun*

Last year, Perry Estate Agents had the privilege of hosting one of the UK's most popular and successful real estate TV programmes, *A Place in the Sun*.

The chosen property from our portfolio to be featured in the programme was a magnificent detached villa in the prime location of Madliena, featuring a swimming pool with surrounding sun terraces, a large open-plan living area, fully-fitted modern kitchen, five bedrooms, five bathrooms, a gym, a cinema room, as well as a wine cellar and a four-car garage.

The person chosen to appear on the show, alongside the presenter, was Daniela Naudi, our operations manager and senior associate. Although initially quite nervous, Daniela was soon in her element – she was kitted up with a microphone and cameraman in position, the filming started.

“Since I had done my fair bit of research on the property, things flowed perfectly and, after a few laughs and a couple of take twos and threes, we eventually wrapped up,” she says.

The programme focused on the property's standout features, including its unique 3D cinema room and the glamorous man cave complete with wine cellar.

In conclusion, “A lovely experience, and one which I would gladly go through all over again,” says Daniela.

See this property featured on page 40.

Perry launch cutting-edge property video tours

Perry Estate Agents have launched property video tours which are being offered to clients listing a quality property on an exclusive basis. This is a step up from the professional photography services we already offer.

These video tours take prospective buyers and tenants on a journey through the property with music and captions highlighting main features. These tours can be viewed on our Facebook, Twitter and Instagram pages and our YouTube channel.

This new service allows us to offer unique social media campaigns featuring short property videos to attract prospective buyers and tenants. The one-minute videos have enabled us to develop our exclusive portfolio further, by offering unique footage of properties, while pushing boundaries with state-of-the-art walk-through filming techniques as well as panoramic drone footage.

These video tours feature mainly new and exclusive properties on the market for the first time and that therefore have exceptional news value. We will continue evolving our use of video and information technology to our clients' benefit by showcasing property in the most inspiring manner.

Such investment confirms our ongoing commitment to lead with innovative ideas, embrace new technology that allows us to improve our service to buyers, sellers, tenants, and landlords and maintain our standing as one of Malta's leading real estate companies in the luxury market.



Energy Performance Certification

An Energy Performance Certificate assesses and provides a numerical/alphabetical rating based on a property's current energy performance and carbon dioxide emissions. An accompanying report details ways in which to improve the energy efficiency of the property.

Any EPC certificate – valid for 10 year unless major property renovations are conducted – has to be conducted by a certified EPC assessor, be in line with legislation LN 261/2008, and registered with the Malta Resources Authority.

EPC certificates became compulsory for all dwellings being sold or rented as from January 2, 2009. For non-dwellings, EPCs are compulsory for buildings being sold, rented or if they have requested MEPA development permission to be newly constructed or undergo a change of use as from January 6, 2009.

An EPC certificate has to be provided by owners to potential buyers or tenants. While owners are not obliged by law to implement the suggested improvements in the EPC certificate, the latter is a useful guide to improve the dwelling's energy rating.

The certificate shows the calculated energy use for that specific building or property for a year as well as the carbon dioxide emissions. The lower the results on the sliding scale diagram (for dwellings), the more energy efficient the home or property is.

CO2 emissions indicate how much carbon dioxide the property produces based on energy consumption. The lower the CO2 emissions the more eco-friendly the property is. The EPC for non-dwellings has a vertical A to G scale, with A being the best rating.

There are various things you can do to improve your property's energy rating. When installing windows, use double or triple glazing and shading such as louvres. It is recommended that any roof area is painted a colour that reflects sunlight. Rainwater use is also useful for flushing toilets and watering landscaped areas. For hot water, solar water heaters help reduce energy consumption.

Air-conditioning units or heat pumps offer better energy performance than electric heaters. Also any gas or solid fuel system can also be more energy efficient than electric heaters. Consider installing photovoltaic solar panels and micro wind turbines.

The official list of registered EPC assessors is at <https://secure2.gov.mt/epc/home?l=1>. For more information contact us on 2131 0800/0088 or perry@perry.com.mt.

Valletta, Malta: European Capital of Culture 2018

The European Capital of Culture initiative was started in 1985 in Athens, Greece and is now one of the most recognised of all the EU projects. Open to all EU and EEA member states that participate in the Creative Europe programme, its core emphasis is to place cities at the heart of cultural life across Europe with the aim of improving quality of life and sense of community while boosting the chosen city's social, economic and cultural development.

To date, 58 cities have hosted the European Capital of Culture and any city chosen to carry this status can expect to see some very positive outcomes. For example Marseille, France, saw a dramatic increase in their tourism figures for 2013, with a record 11 million visitors.

In 2016, Wroclaw, Poland attracted a €615,000,000 investment from the business sector as a result of the Capital of Culture title. This city also witnessed tourism figures improve dramatically to 5.2 million visitors for the year, with a large increase in international tourists.

There is also a positive effect on the sense of community within a chosen location. This was clearly shown in places such as Liverpool, UK, when in 2008 over 10,000 citizens volunteered their services.

Valletta's cultural programme has been inspired by the traditional Maltese village feast and during the opening week, Valletta's four main squares hosted various performances from an array of outstanding performers including the Catalan acrobatic group La Fura dels Baus and ŽfinMalta. Following throughout the year will be over 140 projects and 400 events, all centred around three main themes: island stories, future baroque and voyages.

With over one million visitors predicted to visit Valletta in 2018, it's going to be quite an eventful year for the capital and Malta.

More on <http://www.perry.com.mt/en/blogs>



A house full of stars

Built by a 19th century astrologer, Villa Luginsland hosted society's finest.



All properties have memories. And yet – to borrow and adapt one of George Orwell's more celebrated phrases – some memories are more equal than others.

Nikol Saura Street, still referred to as Buskett Road by many, is one of Rabat's main and busiest thoroughfares. But it is narrow – which makes property viewing from your car virtually impossible. And yet, if you're stuck in traffic – within this context, a blessing in disguise – look around and you will see one of Malta's finest houses: Villa Luginsland.

From the outside, the property is a promise. A large gate, flanked by two old coach houses, leads to a cobbled drive, which dips and rises towards a three-storey fairy tale of a property, with architectural flourishes, an enchanting facade and palatial gardens embellished with fountains and water features. Inside, huge fireplaces adorn the large rooms while murals climb up the walls towards the high ceilings.

Every nook and cranny of this palazzo hides an important chapter, not only from the life of its original

owner, Baron Maximilian von Tucker, but also of 19th century Malta.

Born in Bavaria, Baron von Tucker came to Malta in the late 19th century as the German Consul to Malta – he married Victoria Maempel daughter of the previous Consul Karl Maempel. He commissioned architect Francesco Zammit to build his home in Rabat, which was completed in 1887.

The house was testament to two of Baron von Tucker's precious interests: astrology and art. The Baron was an ardent astrologer and even wrote a book on the subject – the observatory which he built on the top floor of Villa Luginsland still stands today.

Art was another of the Baron's passions – he himself was a gifted artist while his secretary was the famous artist Geo Furst. The middle floor of Villa Luginsland is embellished with hand painted priceless murals by Giuseppe Cali.

History walked the rooms of Villa Luginsland. In 1912, the palazzo hosted Emperor Wilhelm II of Germany – this



PROPERTY HIGHLIGHTS

- 11 tumoli of land with unobstructed views
- Murals by Giuseppe Cali
- Fireplaces and fountains
- Spacious halls and rooms
- Stables and formal gardens
- Two garages and separate cottage
- Immense heritage value
- Price: €4,200,000



honoured guest, who was the last German Emperor and King of Prussia, was a good friend of Baron von Tucker. The Baron, as president of the Count Roger de Norman Band Club, also organised several soirees for his friends, including the Governor of Malta Sir Leslie Rundle.

After Baron von Tucker was presumably killed in action during the Great War, his palace continued to host the good and the great, including as a wedding venue. A historic wedding invitation, announcing the marriage of Adelina Maempel and Edwin England Sant Fournier, notes that the wedding at the Mdina Cathedral would be followed by a reception at Villa Luginsland.

Nowadays, the lights are out at Villa Luginsland. And yet, if you listen well, you can still hear the voices of history whispering from every stone. And one day, someone will come along, fall in love with the palazzo, and restore it to its former glory.

CHAPTERS FROM HISTORY

Correspondence sent to Baron von Tucker by the Governor of Malta.

September 15, 1911

My Dear Baron

Herewith photo paper for the Count Roger de Norman Band. With renewed thanks, for their courtesy and kindness in playing for me and for yourself for so kindly arranging it for me.

Yours sincerely

Leslie Rundle

February 11, 1912

My Dear Baron

I write to thank you for your kind letter of February 2, as President and on behalf of the Civic Philharmonic Society "Count Roger de Norman".

I thank you most heartily for your kind congratulations on the honour conferred on me by his Majesty the King, during his recent visit to these Islands, and also for your kind wishes concerning myself.

I take this opportunity of rendering through you to the Civic Philharmonic Society "Count Roger de Norman" my best thanks for the share they took in the reception of their Majesties, when they passed through Citta Vecchia.

Yours sincerely

Leslie Rundle

October 24, 1913

My Dear Baron

I write to thank you as President of the Count Roger Band and also the members of the band for their kindness in playing for me at Verdala Palace on Wednesday last.

Everyone enjoyed the beautiful music and I hope all members of the band will accept my grateful thanks for their kindness in coming and making the garden party a successful one.

June 24, 1914

My Dear Baron

Please accept my grateful thanks for yourself and the Members of the Conte Ruggiero Club, for your very kind congratulations on my receiving from the King the Grand Cross of St Michael and St George. I was deeply gratified at your kind letter. I should like to take this opportunity of thanking you and the members of the band for such courtesy and kindness received from them in playing for me on several occasions, and I should be extremely honoured if the Members of the Band would accept from me a banner of the Maltese Colours with my arms and supporters on the centre of the banner.

Yours truly

Leslie Rundle

[View property listing on page 20](#)



Very fine architectural features

Rabat | €4,200,000 | Ref: HC01039



5/6 Bedrooms



3 Bathrooms



2 Garage



11,000sqm
Plot Size

A unique PALATIAL RESIDENCE of important background enjoying some very fine architectural features and ceiling frescoes typical of its era. This property is set on 11 tumoli of land commanding unobstructed views. Its typical features include an enchanting facade, magnificent frescoes, spacious rooms, five/six bedrooms, three bathrooms, three toilets, staff quarters, a separate cottage, stables, an olive pressing room and two garages. Once restored this property will have immense heritage value.



An enchanting property with an abundance of features

Birkirkara | €1,295,000 | Ref: HC600251



4 Bedrooms



3 Bathrooms



Garage
(2 Capacity)



280sqm
Internal Size



108sqm
External Size



385sqm
Total Size

A large, beautifully restored DOUBLE FRONTED TOWNHOUSE meticulously finished to high specifications enjoying large rooms throughout, surrounding a central courtyard leading onto a mature garden with space for a swimming pool. This enchanting property has an abundance of features such as stone floors, arches, wooden beams, a traditional Maltese balcony and niches. Comprising hall, two sitting rooms, dining room, living room, fitted kitchen/breakfast, study, guest toilet, four bedrooms (two having a bathroom en-suite and one having a shower en-suite), laundry, storage areas, a two-car garage and a separate one bedroomed annex. SOLE AGENTS.



A beautifully restored townhouse

Balzan | €2,000,000 | Ref: HC600215



4 Bedrooms



3 Bathrooms



Garage
(3 Capacity)



490sqm
Internal Size



380sqm
External Size



870sqm
Total Size

A beautifully restored TOWNHOUSE situated in this much sought-after location enjoying an abundance of features, finished to very high specifications such as a mix of marble and wooden floors, old Maltese flagstones, central heating and much more. Comprising hall, sitting, dining, living, study, fitted kitchen/breakfast, four bedrooms, three bathrooms (two en-suite), guest toilet, street level three car garage, garden, swimming pool and a one bedroomed annex.



A beautiful property of great proportions

Lija | €2,750,000 | Ref: HC600245



5 Bedrooms



5 Bathrooms



497sqm
Internal Size



1,158sqm
External Size



1,655sqm
Total Size

Arguably one of the finest HOUSES OF CHARACTER to come to the market. We are proud to have been appointed exclusive agents for this property, situated within one of Malta's most sought after and up-market villages. This stunning new residence is presented in an idyllic and quaint village setting and is designed to an exacting standard, boasting beautiful interior design. From its very conception the design and construction has been a devoted exercise in providing the highest standard of living to its residents. The property's simple, sensitive plan provides balance and harmony and its generous ceiling heights, large glass windows, doors and unique courtyard allow natural light to flood its spaces. The house is a lovely blend of an authentic style and extends to 1,158sqm (external area) and 497sqm (internal living space). The house is spread over three main storeys. One enters a beautiful hallway leading into a spacious open plan kitchen sitting/dining area with access to the beautiful garden with swimming pool and ample deck area.

Upstairs five bedrooms surround a unique courtyard, there are also five bathrooms (four en-suite). The property also includes a laundry room and spectacular roof terrace. This is a truly unique opportunity to acquire a beautiful property of great proportions in a one-of-a-kind position nestled in a quiet alley. We invite you to experience this exquisite property. SOLE AGENTS.

This property is also available for long term rental at the rate of €7,550 monthly.

EXCLUSIVE TO PERRY



A beautifully planned house of character

Mosta | €1,950,000 | Ref: HC600221



3 Bedrooms



4 Bathrooms



Garage
(4 Capacity)



452sqm
Internal Size



212sqm
External Size



666sqm
Total Size

An unusually large HOUSE OF CHARACTER, beautifully planned on one level surrounding a lovely good sized central courtyard and a large mature garden with an outside dining area and ample space for a swimming pool. The property has an abundance of light throughout and enjoys lots of features in most rooms. Comprising hall, sitting/dining, fitted kitchen/breakfast, living, study, guest toilet, three bedrooms (all having a bathroom/shower en-suite) and an interconnecting four-car garage. SOLE AGENTS.



A fabulous home within a beautiful village setting

Żebbuġ | €890,000 | Ref: HC600254

 3 Bedrooms

 3 Bathrooms

 220sqm
Internal Size

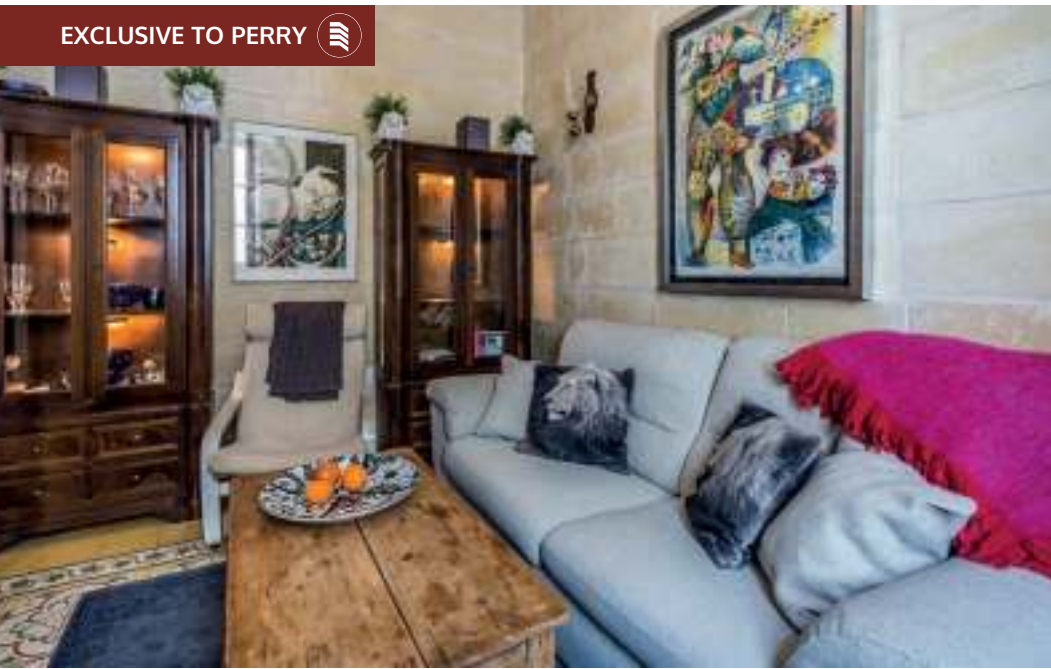
 120sqm
External Size

 340sqm
Total Size

We are proud to present as SOLE AGENTS, this magnificent double fronted two-story TOWNHOUSE, situated in a historical village setting and within walking distance to all the main amenities. The property is in excellent condition throughout. It has been renovated with attention to detail and in keeping with the quality, charm and character of the house. The property is extremely spacious enjoying an abundance of features like high ceilings, beautifully restored fresco paintings in many rooms, original floor tiles, interesting stone work and much more. Although this property is located in the old village core, the walled courtyard is completely private and gives the feeling of total peace and tranquility. An inviting swimming pool with deck area is tucked away in a separate courtyard. One enters this property through a beautiful hallway leading to the sunny courtyard and pool area. At ground level one finds four spacious rooms including formal dining room, sitting room, living room and fully fitted and equipped kitchen. At first floor level one finds three sizable bedrooms, main with en-suite bathroom and two further guest bathrooms.

Property also enjoys use of private roof and cellar. Viewing is highly recommended. SOLE AGENTS.

EXCLUSIVE TO PERRY



Sliema | €425,000 | Ref: HC600252

3 Bedrooms

1 Bathrooms

105sqm
Internal Size

25sqm
External Size

130sqm
Total Size

A most charming TOWNHOUSE finished with great taste having kept all original features intact, situated minutes away from the seafront and all amenities. Comprising hall, sitting room, fitted kitchen/breakfast, three bedrooms, shower room, back yard and a lovely roof terrace. SOLE AGENTS.

EXCLUSIVE TO PERRY



Mosta | €750,000 | Ref: HC600145

5 Bedrooms

2 Bathrooms

280sqm
Internal Size

223sqm
External Size

503sqm
Total Size

An unconverted HOUSE OF CHARACTER rare to come by, retaining lots of authentic features, situated in the heart of this popular village close to the Mosta town centre. The property enjoys two large outdoor areas, a spacious private central courtyard, and a large back garden (approx. 150sqm) with fruit trees having ample space for a swimming pool. Accommodation comprises an entrance through an authentic arched hallway which opens onto the central courtyard; on the ground floor a kitchen/breakfast room, living and dining room, bathroom, sitting room which opens to the private garden, guest toilet; upstairs four bedrooms, main bathroom and a spacious terrace. The property also includes an independent one-bedroom annex which interconnects to the main house. SOLE AGENTS.


 EXCLUSIVE TO PERRY



**SALE
AGREED**

Mqabba | €530,000 | Ref: HC600229

We are proud to offer as SOLE AGENTS, this utterly delightful HOUSE OF CHARACTER, conveniently located a mere two kilometres distance from the airport. The property is a three-bedroom, spacious home that has been sympathetically updated inside with many of its original features, such as old patterned floor tiles and stone work retained. It enjoys a lovely position in a quaint alley of this charming, traditional village. Accommodation comprises welcoming hall, sitting/dining room, fully fitted and equipped kitchen/breakfast room overlooking the main courtyard, three double bedrooms all with en-suite bathrooms, guest toilet, utility room, large terraces and an interconnecting one-car garage with ample storage space. The property also enjoys a substantial amount of outdoor space with a central, sunny courtyard enjoying a lovely size and two further courtyards. There are also permits in hand to develop three further rooms, which give the property extraordinary potential to be a truly unique six-bedroom home.


 EXCLUSIVE TO PERRY



**SALE
AGREED**

Sliema | €1,300,000 | Ref: HC600242

We are proud to present as exclusive agents, this outstanding, double fronted TOWNHOUSE, enjoying beautiful architecture and an impressive façade. The property offers over 200sqm of internal space and a fabulous 100sqm (approximately) garden, with space for a swimming pool. Its well-proportioned accommodation is arranged over two floors and includes an abundance of elegant features, including original patterned floor tiles, attractive staircase with wrought iron banister, traditional wooden beams and lovely high ceilings. The property has a most welcoming entrance hall leading to a number of fantastic interconnecting rooms and the garden. Upstairs one finds three large bedrooms, with a very spacious main bedroom having traditional features such as a fireplace and traditional Maltese balcony. The property is conveniently located in a quiet sought-after street in the heart of Sliema yet moments from the seafront and high street with its wealth of local amenities.

Sliema

Ref: HC600253 | €650,000

A tastefully modernised corner TOWNHOUSE centrally situated and within walking distance to all amenities. Accommodation comprises entrance hall, kitchen/living/dining, 3 bedrooms, 2 guest toilet/showers, main bathroom, a kitchenette/living leading onto a good-sized terrace (ideal for entertaining), a spiral staircase leading to the laundry and roof terrace enjoying views and an interconnecting street level lock-up garage with storage.



Attard

Ref: HC500152 | €675,000

A 400-year-old HOUSE OF CHARACTER renovated to the highest standards retaining stunning original features; comprising piano area; guest toilets, and corridor leading to large mill room with a fireplace and a formal sitting/dining area; spacious cellar, used as a TV room. Kitchen with dining area leading to a courtyard with pool. Second TV area, 3 large bedrooms, en-suite shower and 2 bathrooms. A small roof and another large room which can be used as a 4th double bedroom, leading to another large roof with views. Freehold and fully furnished.

Dingli

Ref: HC02644 | €2,800,000

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 room, fitted kitchen/breakfast, living room, 3 bedrooms (2 having an en-suite bathroom), guest toilet, laundry, box room, drive in and a permit in hand for a swimming pool.



Gozo (Xewkija)

Ref: HC600170 | €2,500,000

A delightfully converted HOUSE OF CHARACTER dating back to the 1700's and situated in this tranquil and popular village 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, a large arched living/dining/sitting leading out onto a mature garden with a swimming pool and ample entertaining area enjoying a wonderful backdrop of Xewkija church. Study/bedroom, 2 guest toilets, 5 bedrooms, 4 bathrooms (2 en-suite), a terrace, balconies and a 2-car garage.

Kalkara

Ref: HC600084 | €1,150,000

Double fronted, semi-detached HOUSE OF CHARACTER situated in a tranquil area between Kalkara and Zabbar. Bright entrance leading to a spacious, original stone staircase, leading to a kitchen/living/dining area overlooking a 300sqm lush garden and pool with separate jacuzzi enjoying picturesque views. Second floor comprises a spacious master bedroom with en-suite, walk in wardrobe and a terrace, 2 large double bedrooms and main bathroom all enjoying views of the countryside and garden. Also included is a 4-car street level garage.



Kirkop**Ref: HC600233 | €645,000**

Situated in this quaint village, a tastefully converted HOUSE OF CHARACTER bearing numerous authentic features and above all a most comfortable and attractive layout. Situated on the outskirts of the extremely tranquil location with easy parking outside, accommodation comprises entrance hall, central courtyard, guest bathroom, sitting room, fully fitted kitchen with dining area and living room, 4 bedrooms, 2 bathrooms, laundry and balconies.

**Lija****Ref: HC02515 | €650,000**

A truly outstanding double fronted corner 400-year-old HOUSE OF CHARACTER tastefully converted by its present owners, situated in this popular village and enjoying a delightful large central courtyard. This property is full of charm and has numerous authentic features, including what was once a chapel with an adjoining sacristy. Accommodation comprises hall, arched sitting/dining room, living room, kitchen, breakfast room, pantry, 4 bedrooms, 2 bathrooms (1 en-suite), shower room en-suite, box room, washroom and terraces.

Valletta**Ref: HC600135 | €4,500,000**

A remarkable PALAZZO with one of Valletta's most beautiful facades, on a quiet street yet close to the centre of the city. This incredible property has breathtaking views of the Grand Harbour with no expense spared in bringing it back to its original condition whilst adding new elements including a lift, a flat-let, 2 kitchens, apertures and air-conditioning throughout; not to mention an array of exceptional original features such as exposed wooden beams, Maltese balconies and exquisite stonework. Approx. 1,000sqm of space in all spread over 5 floors.

**Gharghur****Ref: HC600241 | €630,000**

Recently converted HOUSE OF CHARACTER, situated in this sought-after village, designed and furnished to a high standard. This superb property enjoys space and comfort throughout having a good sized central courtyard. Accommodation comprises entrance hall, study, spacious sitting room, dining room, modern fitted kitchen/breakfast, 2 bedrooms (with the possibility of a third), 2 bathrooms, sauna, parquet flooring and many more features.

Żejtun**Ref: HC600238 | €429,000**

A beautiful restored HOUSE OF CHARACTER done by the owners with a combination of old and modern style. Property consists of a spacious hall leading to an open plan living/dining and kitchen area leading to a good size sunny side courtyard, 2 double bedrooms with en-suite bathrooms. A 3rd bedroom on the upper floor and laundry room, large roof terrace. Owners have spent a lot of time and dedication to have a standard finish.



EXCLUSIVE TO PERRY



Marvellous harbour and Valletta views

Tigné Point | €4,000,000 | Ref: DP600029



3 Bedrooms



3 Bathrooms



Garage
(3 Capacity)



282sqm
Internal Size



162sqm
External Size



444sqm
Total Size

A truly special, direct seafront PENTHOUSE, duplex plan separating the sleeping quarters from the living area hence benefitting all areas with marvellous Harbour and Valletta views. Comprising hall, sitting/dining, fully fitted kitchen/breakfast area leading onto a large terrace with stunning views, pantry, laundry, study, cloakroom, a totally secluded swimming pool an ideal outdoor tranquil sitting and dining area. Three large double bedrooms all with bathroom en-suite, two of the bedrooms give out onto a beautiful private seafront terrace. The property includes a two-car lock-up garage plus one car space. SOLE AGENTS.



An exceptional ninth floor bright apartment

Portomaso | €1,700,000 | Ref: FA600861

- 
 4 Bedrooms
- 
 2 Bathrooms
- 
 Garage
 (2 Capacity)
- 
 228sqm
 Internal Size
- 
 65sqm
 External Size
- 
 293sqm
 Total Size

An exceptional ninth floor corner, bright APARTMENT of great scale in the heart of this award winning and highly regarded five-star marina development. The property benefits from the Hilton facilities including communal swimming pool, selection of fine restaurants, gym, underground parking etc. Accommodation comprises an impeccably presented open plan entertaining space including a large sitting room leading out onto a beautiful round terrace, enjoying spectacular sea and marina views, open plan fitted and equipped kitchen with breakfast bar, four double bedrooms, two bathrooms en-suite, laundry and guest toilet. Property also includes two underlying car spaces. **SOLE AGENTS.**



A spectacular seafront triplex penthouse

Tigné Point | €3,950,000 | Ref: PH600100

 4 Bedrooms

 4 Bathrooms

 Garage
(2 Capacity)

 305sqm
Internal Size

 208sqm
External Size

 513sqm
Total Size

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 three bedrooms, main bathroom, two 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 a two car underlying garage. SOLE AGENTS.



A beautifully finished seafront apartment

Pietà | €495,000 | Ref: FA600665

- 
 3 Bedrooms
- 
 2 Bathrooms
- 
 1 Garage
-  130sqm
 Internal Size
-  30sqm
 External Size
-  160sqm
 Total Size


A beautifully finished seafront APARTMENT commanding breath taking views of Ta' Xbiex marina and beyond from its large front terrace. Set in an elegant block of apartments, the property is close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, main bathroom, shower en-suite and laundry. Optional car space. SOLE AGENTS.



A fantastic investment opportunity

Floriana | €1,000,000 | Ref: PR600029

 395sqm
Internal Size

 40sqm
External Size

 435sqm
Total Size

Set in a prime location just a few minutes away from the capital city of Valletta, overlooking a unique view this site has permits to be developed into three apartments and a penthouse which will also make a fantastic investment opportunity for rental purposes. Freehold. More details on request. SOLE AGENTS.



An exclusive and unique development

Tigné Point | €2,500,000 | Ref: FA500897

 5 Bedrooms

 2 Bathrooms

 Garage
(2 Capacity)

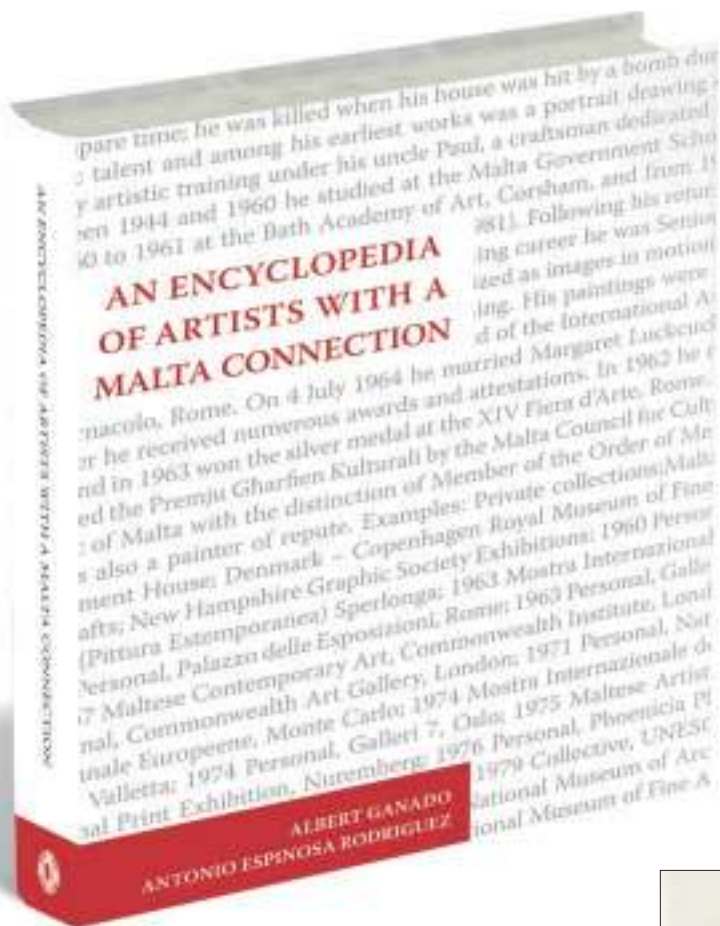
 236sqm
Internal Size

 110sqm
External Size

 346sqm
Total Size

This luxuriously finished seafront APARTMENT, occupies a fabulous position within this exclusive and unique development. This property enjoys panoramic views of Valletta and the open sea. Having a total footprint of approximately 350 square metres accommodation comprises a welcoming hall, living room, dining room, fitted kitchen breakfast all opening onto the large terrace with the lovely views. The corridor takes you to three bedrooms, master with walk-in wardrobe and a bathroom en-suite, a further two bedrooms, main bathroom and a laundry room together with a large back terrace. Further complementing this property are A/C units throughout, intelligent lighting and two underlying car spaces. SOLE AGENTS.

AN ENCYCLOPEDIA OF ARTISTS WITH A MALTA CONNECTION



**COMPILED / WRITTEN BY
ALBERT GANADO AND
ANTONIO ESPINOSA RODRIGUEZ**

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Elegance, peace and style

Sliema | €1,500,000 | Ref: FA600819

 3 Bedrooms

 3 Bathrooms

 220sqm
Internal Size

 10sqm
External Size

 230sqm
Total Size

An outstanding and immaculate three-bedroom, high floor seafront APARTMENT, located on the prestigious Tower Road, one of the most prestigious addresses in Malta. The apartment is arranged over the entire seventh floor, enjoying a magnificent wide frontage and provides generous entertaining rooms, including a large sitting room, dining room with the most amazing terrace enjoying breath taking sea views, family room, kitchen/breakfast room and laundry room. In addition, there are three generous bedrooms all with en-suite bathrooms and a separate guest loo. This property enjoys an unrivalled location and views. Its unique position with the convenience and excitement of the bustling Sliema and St Julian's commercial centers just minutes' walk away and the glorious serenity of the promenade, 'independence gardens' and beaches just opposite offer an incomparable Sliema living experience for those who want the ultimate in elegance, peace and style. SOLE AGENTS.

Sliema

Ref: PH600089 | €1,400,000

Excellent PENTHOUSE situated in this sought-after area, surrounded by every single amenity needed. Finished to the highest specification throughout, with two vast terraces, one of which overlooking the exceptional Balluta Bay. Accommodation comprises a generously sized open plan kitchen/living/dining area leading onto a large decked terrace. 4 bedrooms (3 being en-suite) a guest toilet, and a big back terrace. This freehold property is being sold finished, together with a 2 car lock up garage and its own airspace.



Sliema

Ref: FA600702 | €1,100,000

Tower Road. A fantastic, designer finished, wide fronted seafront APARTMENT situated on this prestigious road with fabulous views of Chalet, the Qui-Si-Sana shore and sea beyond whilst enjoying a spacious front balcony ideal for entertaining. The apartment comprises entrance hall, large living/dining room open plan with a fully equipped kitchen/breakfast, 2 large bedrooms (main with walk in wardrobe/laundry room), utility and an underlying car space. Property enjoys a very high standard of finish.

Sliema

Ref: FA600785 | €1,475,000

Qui-Si-Sana Seafront. A wide fronted, beautifully built, seafront APARTMENT set in a newly built block, enjoying impressive promenade views and the open sea from its large front terrace ideal for entertaining. Spacious accommodation is spread of 300sqm and includes an underlying 2-car lock up garage. Comprises large sitting/dining room, kitchen/breakfast, living room, 3 double bedrooms, 3 bathrooms (2 en-suite), laundry/utility room, guest toilet all stylishly configured.



Sliema

Ref: FA600908 | €1,150,000

Seafront APARTMENT with breath-taking views situated in the arguably the best area in Sliema with extremely easy access to the promenade and beach and surrounded by all your necessary amenities. This 130sqm property is being sold fully furnished with soffits, air conditioning throughout and alarm system and comprises 3 bedrooms, 2 en-suites, guest toilet, back balcony, and open plan kitchen, living and dining area combined that leads onto a nice sized terrace. Sold freehold. Garage optional.

Sliema

Ref: FA500891 | €920,000

An excellently located seafront APARTMENT enjoying beautiful views of the open sea and the promenade below. This recently finished and furnished property comes in the form of a living room leading onto a front balcony, a fully equipped kitchen and breakfast area, spacious dining room, guest toilet, 3 double bedrooms (main with en-suite and walk in wardrobe), main bathroom, laundry room, box room and a back drying terrace. This freehold property is being sold fully furnished and includes use of roof and an underlying car space. Viewing is highly recommended.



St Paul's Bay

Ref: FA600847 | €725,000

A direct seafront APARTMENT, set in a prestigious Block of apartments commanding marvellous views of St Paul's Islands, the bay and the sea beyond, finished to very high specification and situated close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast, 3 bedrooms, main bathroom, shower en-suite, laundry and an underlying 2 car garage.



St Paul's Bay

Ref: PH600165 | €850,000

Sprawled over the entire top floor of the building, this designer driven seafront PENTHOUSE is finished to excellent standards, further enhanced by the expansive sea views beyond. Accommodation comprises a lounge/dining/kitchen leading onto a terrace with swimming pool and entertaining area; 3 bedrooms all having bathrooms en-suite, rear terrace and a 3-car lock-up garage. Property is equipped with top of the range kitchen appliances and a gas fireplace. Fully air-conditioned and a surround system throughout. Own airspace.

St Angelo Mansions

Ref: FA600651 | €585,000

A delightful 4th floor spacious SEAFRONT 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.



St Julian's

Ref: FA600907 | €529,500

Modern, highly finished APARTMENT located in this sought-after area, forming part of St George's Park complex in St Julian's, close to all amenities and public transport. Property measures approximately 175sqm and comprises open plan kitchen/living/dining area overlooking St George's Bay, as well as a balcony having breathing sea views. 3 bedrooms, 2 bathrooms (main being en-suite). Air-conditioned. Property is being sold partly furnished.

Qawra

Ref: FA600928 | €320,000

A bright and spacious APARTMENT situated on the coast of Qawra close to all amenities and a convenient bus route. This newly built property comprises living/dining/fully fitted kitchen with appliances leading onto a large sun terrace taking in spectacular views of the salt pans, the open sea and the country right up to Mdina, 2 double bedrooms (main with shower room en-suite and terrace), main spacious bathroom and laundry room. This apartment is brand new with air-condition throughout and includes terrace decking. **SOLE AGENTS.**





AS FEATURED
BY PERRY ON

**A Place
in the Sun**



A designer finished detached villa

Madliena | €5,300,000 | Ref: DV500022



6 Bedrooms



5 Bathrooms



Garage
(4 Capacity)



600sqm
Internal Size



417sqm
External Size



1,190sqm
Plot Size

A fully specced, designer finished and equipped DETACHED VILLA built on a 1,190 square metre plot situated on high grounds in this established sought-after area. Generous accommodation comprises welcoming entrance hall, large open plan lounge/dining with intelligent lighting, air conditioning, sound surround system throughout, underfloor heating, guest toilet, fully fitted kitchen-breakfast having an outlook onto the pool area. Upstairs one find two double bedrooms all with en-suites, master bedroom with walk-in wardrobe and a balcony. Further complementing this property is a fully habitable basement comprising three double bedrooms (all with en-suite facilities), guest toilet, laundry room, cinema room, kitchenette, games room with fully fitted bar, study, gym and a three/four car garage. Other extras include all fixtures and furniture, a 30KVa generator and photo voltaic panels on the roof.



A stunning, highly finished and modern bungalow

Mellieħa | €2,600,000 | Ref: DV100019



4 Bedrooms



4 Bathrooms



Garage
(6 Capacity)



654sqm
Internal Size



478sqm
External Size



1,132sqm
Plot Size

A stunning, highly finished and modern BUNGALOW situated on high grounds, having unobstructed views, and set in a quiet, up market and much sought-after location. This beautiful villa comprises a fully equipped open plan kitchen/living/dining area leading to a large terrace and stunning swimming pool and deck area, perfect for entertaining, enjoying breath-taking sea views. Four bedrooms, three bathrooms en-suite, guest bathroom, large basement comprising games room, laundry room, ample storage space and a spacious six-car garage. SOLE AGENTS.



A truly one-off property

Mellieħa | €1,600,000 | Ref: DV600050

- 
 3 Bedrooms
- 
 2 Bathrooms
- 
 1 Garage
-  260sqm
 Internal Size
-  965sqm
 External Size
-  1,150sqm
 Plot Size

Santa Maria Estate. Set on high grounds, yet very close to the waterfront and commanding excellent unobstructed views of Mellieħa Bay and the open sea. This superb detached elevated BUNGALOW is set on a plot over approximately 1,200 square metres. A truly one off property in possibly the most tranquil residential area on the island enjoying large terraces and mature gardens, having ample space for a swimming pool. Comprising hall, sitting/dining, kitchen/breakfast, three bedrooms, main bathroom, shower en-suite, laundry, an independent flatlet/games room and garage. SOLE AGENTS.



Bidnija | €3,600,000 | Ref: DV500021

 3 Bedrooms

 3 Bathrooms

 1 Garage

 276sqm
Internal Size

 7,000sqm
Plot Size

A FULLY DETACHED VILLA in Bidnija set on over 7,000 square metres of land with landscaped garden, vines, olive trees and more. Residence includes three bedrooms (master with en-suite and walk in closet), two guest bathrooms, large living room with terrace and spacious kitchen. A further large living and dining space leads out onto the swimming pool and entertaining area. The property enjoys unobstructed country views and offers complete privacy.




San Pawl tat-Tarġa | €1,530,000 | Ref: SV600062

 4 Bedrooms

 2 Bathrooms

 Garage
(2 Capacity)

 385sqm
Internal Size

 344sqm
External Size

 600sqm
Plot Size

Situated on high grounds commanding beautiful country and distant sea views this spacious VILLA enjoys an open plan design with large rooms throughout. Comprising hall, sitting/dining, fitted kitchen/breakfast with living room overlooking the swimming pool and deck area, guest toilet, four bedrooms, two bathrooms (one en-suite), laundry, basement/flatlet with separate entrance, drive and two car garage and garden.

Attard

Ref: BS600006 | €1,300,000

A most attractive BUNGALOW situated in this tranquil and established residential area within close proximity of San Anton Gardens and other amenities. Set on a plot size of approx. 470sqm accommodation comprises a welcoming entrance hall, kitchen/breakfast and a living/dining both leading out onto a garden with swimming pool and entertaining area, 3 bedrooms, 2 bathrooms (1 en-suite), a large underlying basement/garage that could easily be divided into a flatlet and a comfortable garage.



Madliena

Ref: SV600064 | €3,100,000

A luxuriously finished VILLA enjoying breathtaking views from most rooms, enjoying ample space, also having a wonderful deck area and swimming pool taking in all the views of Baħar iċ-Ċagħaq and beyond up to Gozo and the open sea. Heated indoor pool with a designated area to have a gym, sauna and much more. Comprising hall, sitting/dining, kitchen/breakfast, living room, 3 bedrooms all having bathroom/shower en-suite, laundry, drive in with a 2-car garage, 1-bedroom annex, and garden.

Madliena

Ref: SV600052 | €2,450,000

We are proud to offer two contemporary design SEMI-DETACHED VILLAS having an open-plan design flooded with natural light throughout. Panoramic windows and large apertures introduce the Al fresco areas and outdoor infinity swimming pool offering optimal views. Inside is equipped with an indoor pool and spa, gym, and games room. The layout comprises a formal lounge, dining room, WC, a kitchen opening onto a beautiful terrace enjoying sea views; three bedrooms all with bathrooms en-suite and walk in wardrobes; 2 car lock up garage.



Madliena

Ref: DV100015 | €4,500,000

A FULLY DETACHED VILLA enjoying breathtaking views across a beautiful valley towards the sea. High quality teak fixtures, and materials have been selected throughout. Accommodation comprises living room and a separate kitchen leading onto an open plan formal sitting/dining room with wood burning fireplace and a marvelous pool/deck area. Four double bedrooms, (two being en-suite), and guest bathroom, as well as a five-car garage, and games room. Property also includes a guest flatlet. Must be viewed to be fully appreciated.

San Ġwann

Ref: SV600063 | €675,000

A good opportunity to acquire this family house, located in a central and sought after residential, built on a plot measuring approx. 180sqm and accommodation set on two main floors. The ground floor comprises entrance hall, dining room, open plan kitchen/sitting/dining area, yard and stairs leading down to basement/garage level. 3 bedrooms and 2 bathrooms (1 en-suite) and at roof level there is a washroom. Property also includes a 2-car garage. The property is conveniently located moments from the St Julian's seafront and all amenities.



Mensija

Ref: SV500056 | €720,000

A SEMI-DETACHED VILLA set on a footprint of approximately 300sqm located in a lovely residential villa area. Property comes in the form of a hall, separate kitchen, lounge/dining, a spacious garden of over 100sqm having ample space for a pool and deck area, 3 double bedrooms, washroom at roof level, flat let and a drive in leading onto a street level garage.



Mgarr

Ref: DV00936 | €5,900,000

A truly stunning VILLA perched on high grounds commanding astonishing breath-taking views of the valley down to the sea, surrounded by 9,000sqm of beautifully landscaped gardens and a large swimming pool. Accessed to by a long drive-in, flanked with olive trees one can really discover the true beauty of Mediterranean living. Accommodation comprises sitting room with fireplace, dining room, fitted kitchen, living room, 3 bedrooms all with en-suite bathrooms, shower room, guest toilet, independent flatlet and garage. Must be viewed!

St Julian's

Ref: DV600059 | €1,200,000

Situated in this popular area is this spacious FULLY DETACHED VILLA enjoying a comfortable layout with large rooms throughout, a good-sized garden and a most attractive swimming pool with ample deck area at roof level where one can enjoy excellent views. Accommodation comprises a large imposing hall, sitting/dining room, living room, study, kitchen, 4 double bedrooms, 2 bathrooms (1 en-suite), 2 shower rooms, laundry, guest cloakroom, garage, utility room, large bright games room with adjacent flatlet, balconies and a drive-in.



Wardija

Ref: BD100002 | €1,900,000

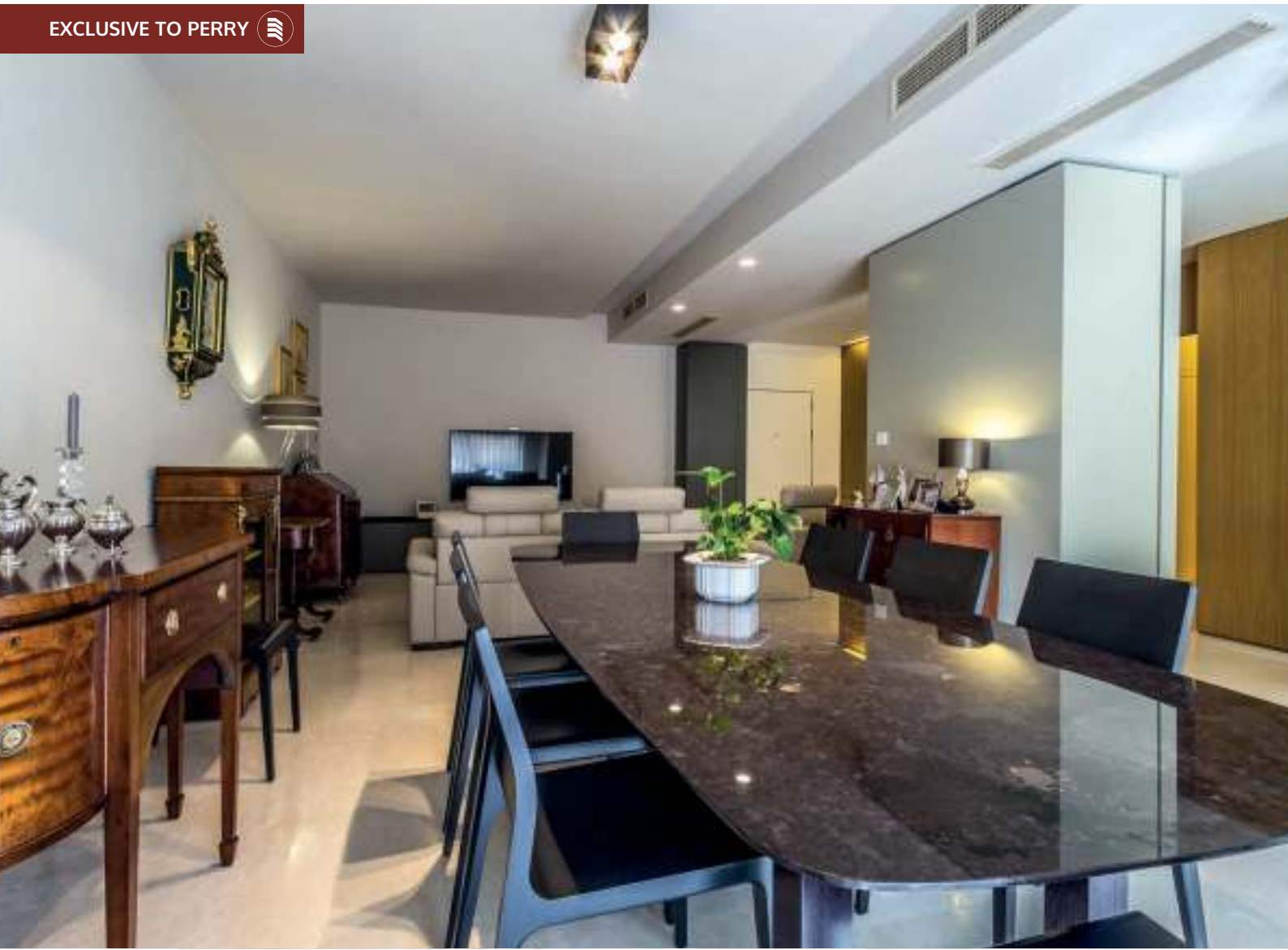
A newly refurbished FULLY DETACHED BUNGALOW situated in this highly desirable rural location and enjoying marvellous country views. This property is beautifully planned and has spacious rooms throughout. Accommodation features a hallway, sitting/dining/living room, fitted kitchen/breakfast area, 4 bedrooms (2 shower/bathroom en-suite), main bathroom, laundry, basement, cinema room, drive-in with large garage, garden and swimming pool.

Wardija

Ref: SV600048 | €1,500,000

This SEMI-DETACHED VILLA is set in a beautiful tranquil neighbourhood, occupying a fabulous position with lovely panoramic views all round. Designed with all comforts in mind, accommodation comprises a welcoming hall, sitting and dining room, kitchen, 3 bedrooms all with bathroom en-suite, games room, laundry room, swimming pool with leisure area large enough for entertaining, and a large garage. This highly distinguished home is offered in shell form.





An apartment having lots of extras

Sliema | €980,000 | Ref: FA600925



3 Bedrooms



2 Bathrooms



1 Garage



154sqm
Internal Size



19sqm
External Size



173sqm
Total Size

A luxurious, designer finished spacious APARTMENT having lots of extras such as marble and parquet floors throughout, bespoke fitted furniture, intelligent lighting and a VRV air-conditioning system to mention a few, situated on a high floor close to all amenities and the seafront. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, two bathrooms (one en-suite), laundry on roof, large balcony and a one car garage. SOLE AGENTS.



A well planned apartment situated on a high floor

Sliema | €565,000 | Ref: FA600884



3 Bedrooms



2 Bathrooms



Garage
(2 Capacity)



155sqm
Internal Size



10sqm
External Size



165sqm
Total Size

A well planned, spacious APARTMENT situated on a high floor set in a high end residential complex overlooking its own private gardens situated close to all amenities and the seafront. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, two bathrooms (one en-suite), guest toilet, laundry, large balcony and an underlying two car garage. **SOLE AGENTS.**



A lovely corner two-bedroom apartment

Tigné Point | €850,000 | Ref: FA500877



2 Bedrooms



2 Bathrooms



1 Garage



164sqm
Internal Size



14sqm
External Size



178sqm
Total Size

A lovely corner two-bedroom APARTMENT forming part of Tigné Point – a mixed-use, foreshore, lifestyle development best known for is luxury apartments. The residential apartments are also complemented by ‘The Point’ shopping mall, Malta’s largest retail centre and the car-free ‘Piazza Tigné’ being the heart of this mixed-use project and the largest square in the fashionable Sliema district. Also included in the project is a fantastic private swimming pool enjoying breathtaking views of the dramatic 16th century bastions of Valletta for the exclusive use by residents. The apartment on offer comprises of a welcoming hall, large open plan fully fitted and equipped kitchen/sitting/dining leading out onto a sizable terrace, two double bedrooms (main en-suite), guest bathroom, box room, laundry room and separate drying balcony. Also included is an underlying car space. SOLE AGENTS.



A unique third floor period apartment

Sliema | €588,000 | Ref: FA600940



2 Bedrooms



2 Bathrooms



105sqm
Internal Size



10sqm
External Size



115sqm
Total Size

We are proud to present as SOLE AGENTS, this rare opportunity to acquire a magnificent and unique third floor period APARTMENT enjoying several unusual features throughout, that give it a distinct edge over modern units. The first is its size, it spans over an entire floor measuring approximately 105 square metres internally and 10 square metres externally. The property boasts a magnificent wide entrance hall, a spacious sitting/dining room with beautiful high ceilings, lovely timber doors, two large bedrooms with the possibility of en-suites in each, both leading out onto a sizable stone balcony with magnificent side sea views, guest bathroom, kitchen area and space for a utility room. The property also enjoys a fantastic corner position and therefore is flooded with natural light from its many windows and doors. The building it forms part of is of special architectural and historic interest. The property also enjoys 1/3 ownership of airspace and use of the roof. This apartment is conveniently located moments away from the best beach clubs, park, promenade and the very best restaurant/shopping areas.

EXCLUSIVE TO PERRY

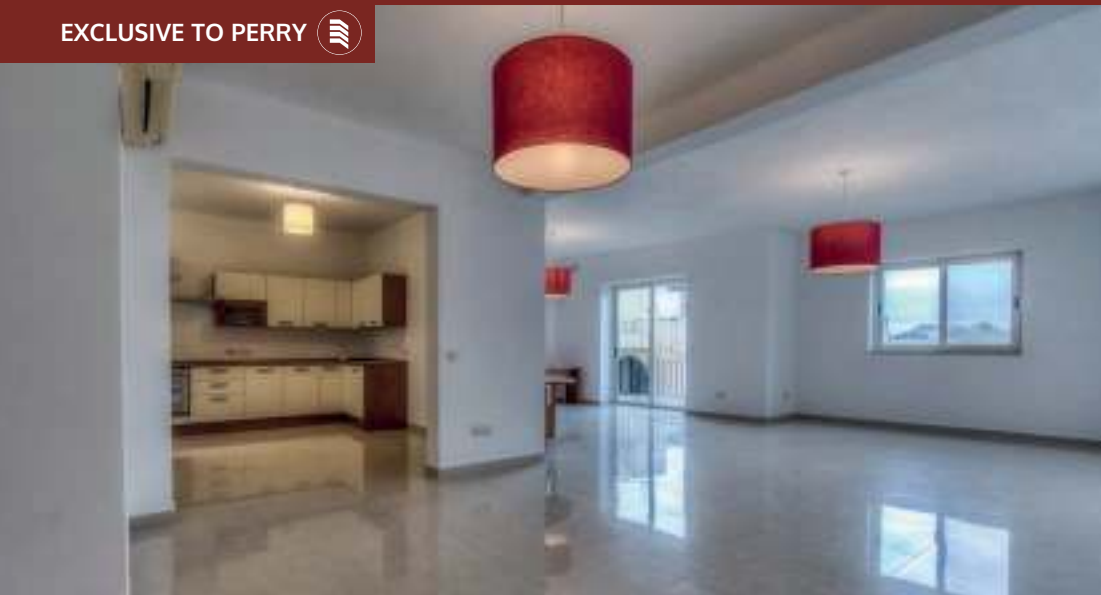


Gharghur | €530,000 | Ref: FA500821

- 
3 Bedrooms
- 
3 Bathrooms
- 
1 Garage
-  168sqm
Internal Size
-  25sqm
External Size
-  193sqm
Total Size

We are proud to list this property as SOLE AGENTS which is equipped with the latest commodities in the best area of Gharghur. This APARTMENT consists of a modern fitted kitchen, three bedrooms (main with en-suite), two bathrooms, store room and a lock-up garage. This home also benefits from valley views from this spacious terrace ideally for entertaining with family and friends. A truly superb property with only four units in the block. Freehold.

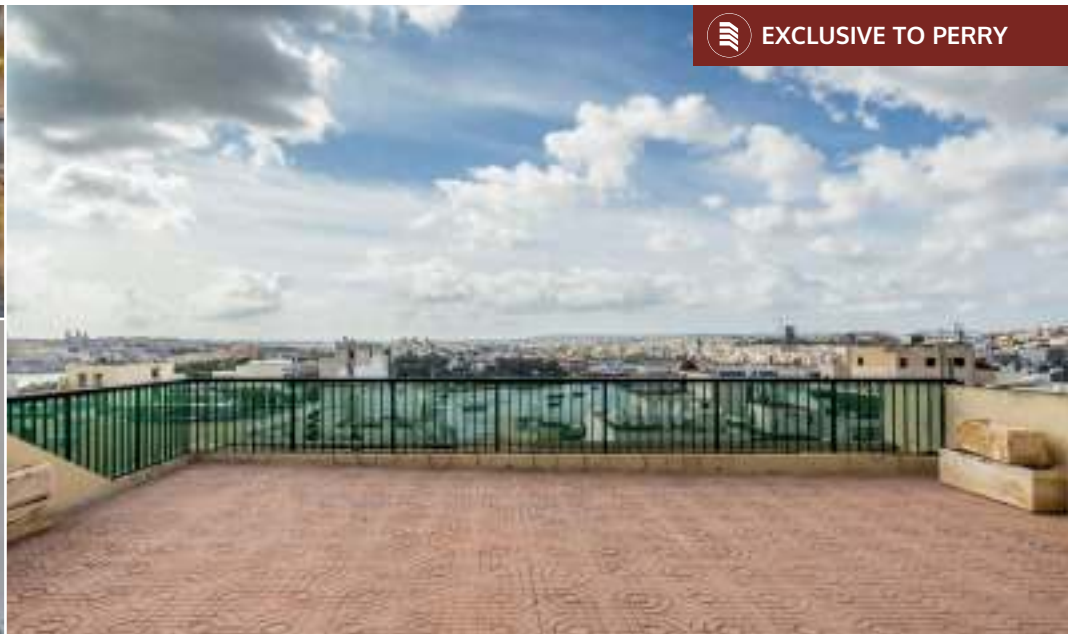
EXCLUSIVE TO PERRY



Sliema | €520,000 | Ref: FA600874

- 
3 Bedrooms
- 
2 Bathrooms
-  140sqm
Internal Size
-  6sqm
External Size
-  146sqm
Total Size

An impressive three-bedroom APARTMENT, boasting beautifully proportioned rooms and located on a high floor of an attractive corner building in the heart of Sliema, on what is arguably one of Sliema's best areas with all amenities, the promenade, beach clubs, children's park and The Point shopping mall/piazza just a mere five-minute walk away. This wonderful property offers a modern and lateral open plan living space with a light and airy feel, three large bedrooms main with en-suite, fully fitted and equipped kitchen and guest bathroom. The living space enjoys access to balconies with side sea views. SOLE AGENTS



EXCLUSIVE TO PERRY

Sliema | €1,200,000 | Ref: FA600883

 4 Bedrooms

 2 Bathrooms

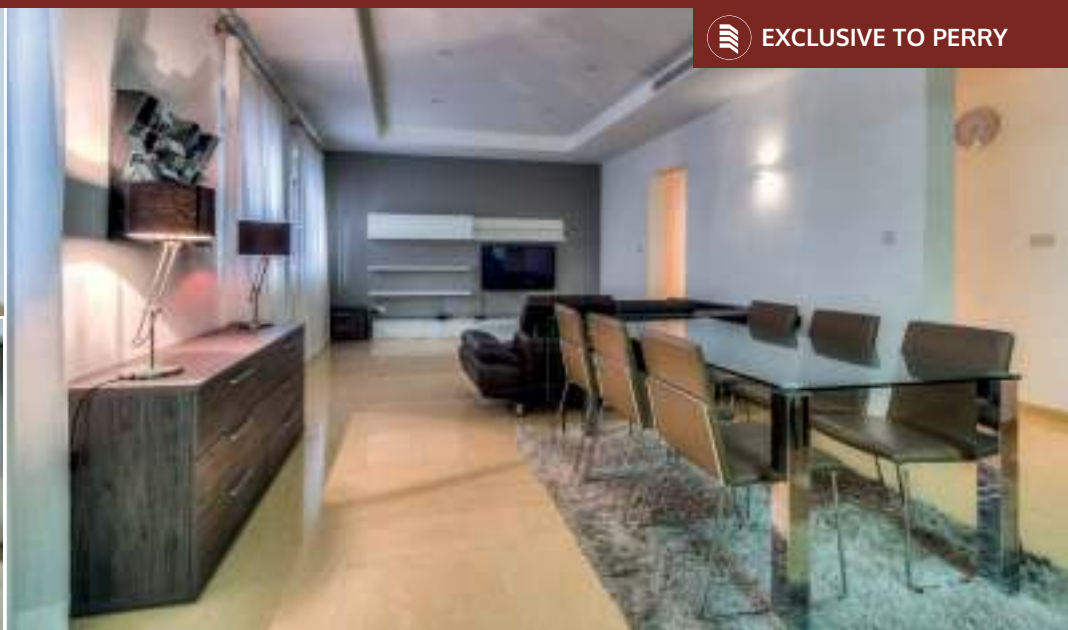
 Garage
(2 Capacity)

 252sqm
Internal Size

 110sqm
External Size

 362sqm
Total Size

A large APARTMENT, having spacious accommodation throughout and set in a prestigious corner block situated just off the seafront close to all amenities enjoying a 100 square metre terrace enjoying marvellous views of Valletta, Manoel Island and the Sliema Ferries. Comprising hall, sitting, dining, fitted kitchen/breakfast, living, four double bedrooms, two bathrooms (one en-suite), guest toilet, laundry, balconies and an underlying two car garage. SOLE AGENTS.



EXCLUSIVE TO PERRY

Tigné Point | €825,000 | Ref: DA500028

 3 Bedrooms

 2 Bathrooms

 1 Garage

 153sqm
Internal Size

 12sqm
External Size

 165sqm
Total Size

A large duplex ground floor APARTMENT. Property comes in the form of an entrance hall, large kitchen/living/dining room and pantry. Two double bedrooms on ground floor, one of which has a large back yard; bathroom and a laundry room. On the first floor one finds the main bedroom with a bathroom en-suite and two terraces. Also included with the property is one car space. SOLE AGENTS.

Balzan

Ref: FA600913 | €420,000

Presently on plan, a larger than usual APARTMENT being sold finished to very high specifications, set in a small block (one per floor) situated on one of the best roads in this most sought-after location overlooking lovely mature gardens. Comprising hall, sitting/dining, kitchen/breakfast, 3 bedrooms, main having a walk-in wardrobe and bathroom en-suite, main bathroom, guest toilet, laundry front balcony and back terrace and an underlying garage space.



Balzan

Ref: PH500206 | €318,000

Designer finished PENTHOUSE in the upmarket part of Balzan having a total area of 208sqm of which 109sqm of terrace area surrounds the whole penthouse. This fully furnished one-bedroom penthouse having a large walk-in closet and bathroom en-suite, offers as well a large kitchen/living/dining ideal for entertaining. Included in the price is a one car lock up garage.

Gharghur

Ref: FA600638 | €525,000

State of the art APARTMENT finished to the highest of standards in the quaint, central and quiet town of Gharghur. This larger than normal 200sqm+ property comprises 3 double sized bedrooms, a main bathroom, en-suite, utility room and a bright and spacious open plan kitchen, living and dining area leading onto a nice sized terrace that overlooks breath-taking country and distant sea views. Being sold freehold. Garages optional.



Madliena

Ref: FA600864 | €750,000

An exceptional corner APARTMENT, situated within this highly regarded lifestyle development, in one of Malta's most privileged localities. Property enjoys use of a communal swimming pool, gym, underlying parking, and an impeccable open plan entertaining space, culminating with a terrace of great scale and enjoying spectacular valley views, reaching all the way to the sea. Accommodation comprises open plan fully equipped kitchen/sitting/dining room, 2 double bedrooms (main with en-suite), guest bathroom and an underlying 1-car lock up garage.

Rabat

Ref: PH00558 | €1,800,000

Featuring uninterrupted 180-degree open views, this magnificent PENTHOUSE covers an area of approximately 515 square meters enjoying natural light throughout, offering a sophisticated yet relaxed atmosphere. Generous accommodation comprises a welcoming entrance hall, sitting, dining, living room, and study, all opening onto the large terrace. Modern kitchen with pantry, 3/4 double bedrooms all having en-suite bathrooms (2 with terraces), guest cloakroom, rear terraces and an underlying 3-car garage.



Pendergardens

Ref: FA07919 | €790,000

A spacious, luxury APARTMENT in a fantastic location, measuring 244sqm internal and 79sqm external. A short walk from St Julian's and all amenities. Situated within this sought-after development, this apartment has a large open plan layout with kitchen, dining and living area leading onto a large front terrace having city views from its elevated 5th floor position. 3 bedrooms, 2 bathrooms (master en-suite), study, guest toilet, and 2 further terraces. Air-conditioned throughout, as well as provisions for a plunge pool on the terrace, 1 underlying parking space included. **SOLE AGENTS.**



Sliema

Ref: PH600164 | €585,000

Dingli Street. A smart PENTHOUSE situated in a small block of apartments in this renowned residential area, very close to the promenade/ beach, conveniently located to many shops. Property measures approximately 135 square meters. Bright and attractive accommodation comprises an entrance hall, sitting/dining, fitted kitchen/ breakfast, 3 bedrooms, main bathroom, 2 shower rooms en-suite, laundry, back balcony, a sunny front terrace enjoying open and distant sea views and underlying 2 car spaces.

Kappara

Ref: FA600726 | €299,500

Modern development of luxury 3-bedroom APARTMENTS each measuring more than 163sqm, which are being offered on plan. The development is located in a desirable residential area within easy walking distance to shops and amenities. Accommodation of each unit comprises hall, sitting/ dining room, kitchen/breakfast complete with a large balcony, 3 bedrooms, 2 bathrooms, laundry and an underlying 1 car lock-up garage. For further details and reservations please contact our offices.



Valletta

Ref: FA600671 | €675,000

Embedded in the upper part of the capital city of Malta is this stunning APARTMENT, forming part of this most elegant, historical building. This property has been meticulously designed; set on a high floor, still retaining lots of authentic features such as high ceilings, Maltese patterned tiles, and wooden beams throughout. Accommodation comprises a spacious open-plan kitchen/sitting/dining area enjoying partial harbour views; three bedrooms, two bathrooms. Approx. 185sqm of living space. Grand property with lovely architectural features!

Valletta

Ref: PH500128 | €1,100,000

A fantastic DUPLEX PENTHOUSE measuring 180sqm, enjoying sweeping sea views from its large terraces – one of which also featuring a hot tub. Property forms part of a smart block, served with lift, and comprises 2 double bedrooms (main with bathroom en-suite), and main shower room. On the upper floor one finds a stunning kitchen/ living/dining area leading onto 2 large terraces, enjoying lovely sea views. Highly finished throughout, making it the perfect residence in Valletta's historic centre.



EXCLUSIVE TO PERRY



Meticulously finished property in a quiet area

St Julian's | €945,000 | Ref: MA600022



3 Bedrooms



3 Bathrooms



1 Garage



240sqm
Internal Size



50sqm
External Size



290sqm
Total Size

The Gardens: A new, meticulously finished, modern, top floor SEMI-DETACHED MAISONETTE situated in a quiet residential area. This property is close to all amenities and the seafront, enjoying spacious accommodation throughout. Comprises of a hall, fitted kitchen/breakfast, sitting and dining and a large outside dining/BBQ/sitting area. All three bedrooms have a bathroom/shower en-suite. Property also comes with a large laundry room and own roof with airspace and an underlying two car lock up garage. This property is being sold including all made to measure furniture. SOLE AGENTS.



One of the finest luxury family homes

Lija | €1,500,000 | Ref: TH60022



4 Bedrooms



4 Bathrooms



Garage
(2 Capacity)



397sqm
Internal Size



229sqm (excluding
External Size roof area)



380sqm
Plot Size

A spectacular TERRACED VILLA with exquisite style, sophistication and elegance. This property is undoubtedly one of the finest luxury family homes to come on the market in the much sought after 'three villages'. Situated at the heart of this quaint village and close to the conservation area, this beautifully designed and exceptionally spacious house offers an abundance of light, impressive proportions and unrivalled family accommodation. This property provides the discerning buyer with everything – exquisite well-proportioned living space comprising in a sitting room, separate dining room, fully fitted and equipped kitchen/breakfast room leading onto an attractive pool area, ideal for entertaining and including pool shower. Upstairs one finds three fabulous bedroom suites, all with en-suite bathrooms and the possibility of a fourth bedroom currently being used as an upstairs sitting room. Property also benefits from a private roof with laundry room and underlying two car garage.



A recently finished duplex maisonette

Ibraġ | €550,000 | Ref: DM500004



3 Bedrooms



2 Bathrooms



Garage
(2 Capacity)



195sqm
Internal Size



25sqm
External Size



220sqm
Total Size

A DUPLEX MAISONETTE recently finished and furnished to detail by present owners, conveniently located within close proximity to all amenities of Swieqi and St Julian's. All living and sleeping quarters are situated on the first-floor level comprising an entrance hall, lounge/dining area, fitted kitchen, three double bedrooms (main with shower en-suite) and a main bathroom. An internal staircase leads to another spacious living area with adjacent back yard, guest shower room, and an interconnecting street level two car lock up garage. Must be viewed!

Msida

Ref: MA600091 | €480,000

A fantastic investment opportunity; large and unique CORNER MAISONETTE spanning approx. 250sqm internally. Located in the heart of this University town, just minutes' walk to the university and all amenities. Comprises a welcoming hallway leading to 2 large rooms on either side, 6 bedrooms, 2 bathrooms, an open plan kitchen/sitting/dining, leading out to a fantastic private garden with mature trees and 2 further rooms. Property also includes a street level, one car lock-up garage. Would be ideal as a buy to let investment. **SOLE AGENTS.**



Kappara

Ref: MA600112 | €825,000

A fantastic Villa MAISONETTE forming part of a luxury, intimate development having compete and total privacy surrounded by impeccably kept landscaped gardens. This wonderful double fronted accommodation comprises a wide entrance hall, kitchen/breakfast, sitting/dining area, living room, 3 bedrooms, 2 bathrooms (main en-suite), guest bathroom and box room. Large terraces with BBQ area overlooking the communal pool. Laundry room and an interconnecting 2/3 car lock up garage connected by internal lift. Must be viewed!

Swieqi

Ref: MA500116 | €996,000

A one off elevated ground floor MAISONETTE in one of the best parts of Swieqi. This south facing property has been finished to the highest of standards and is being sold fully furnished including 3 double bedrooms (2 with en-suite and walk in wardrobes), main bathroom, laundry room, pantry, cloak room and a 70sqm open plan kitchen/living/dining. Concealed VRF air-conditioning throughout, gypsum ceilings. Speakers throughout, CCTV/alarm system, pvc and more. Includes a 4-car interconnecting garage served with lift. Freehold.



Ibraġ (Victoria Gardens)

Ref: MA600090 | €890,000

A spacious SEMI-DETACHED MAISONETTE set on an area of 560sqm in this much sought after quiet residential area having a garden and good-sized swimming pool having a good standard of finish. Comprising hall, fitted kitchen/breakfast, sitting/dining, 3 bedrooms (main with shower en-suite and walk in wardrobe), main bathroom, laundry and an interconnecting underlying 10 car garage.

Swieqi

Ref: MA600118 | €320,000

A delightful elevated ground floor MAISONETTE situated in a quiet and pleasant part of this popular location, close to all amenities and enjoying a bright spacious layout throughout. Accommodation comprises hall, sitting/dining room, fitted kitchen/ breakfast, pantry, 3 bedrooms, 2 bathrooms, washroom, back yard and an optional 4-car garage.



ELEVATED LIVING:

INTRODUCING MALTA'S NEWEST AND FINEST LIFESTYLE DEVELOPMENTS, ENJOYING SPECIAL DESIGNATED AREA (SDA) STATUS

In this section we proudly present the most exciting, new addresses in Malta. Many of which consist of a new phase, in what has become a well renowned mixed-use real estate landmark and home to some of the most discerning residents. We also present exciting new developments under construction and others with an emerging high profile, about to get underway. Most of these cutting-edge developments have broken ground already or are on the verge of doing so in the next few years. In this section you may explore Malta's best developments poised to elevate the standards and change the landscape of real estate in Malta for good. All have one thing in common, all are prime residency areas granted the very important status of Special Designated Area (SDA), enjoying the numerous benefits that come with such an important status.

WHAT IS A SPECIAL DESIGNATED AREA (SDA)?

A Special Designated Area (SDA) is a status granted to qualifying developments, built in prime locations and occupying a substantial area, offering residential and commercial units with nearby amenities of the highest standard. Such status allows both EU and non-EU nationals to purchase property in Malta with the same acquisition rights as Maltese citizens, as a result these developments are extremely popular with international and Maltese investors alike. Below we highlight some of these advantages to the benefit of prospective buyers:

NO ACQUISITION OF IMMOVABLE PROPERTY (AIP) PERMIT REQUIRED WHEN BUYING IN AN SDA

SDAs provide an exception to the rule on residency permits in Malta. Non Maltese purchasers may buy a property in SDAs with the same rights as a Maltese citizen. Purchasers are, regardless of their nationality, exempt from having to obtain an acquisition of immovable property (AIP)

permit which is issued by the ministry of Finance, Economy and Investment, issued according to the conditions laid out in Maltese law. The acquisition of such AIP permit would usually be made a condition in a promise of sale agreement.

NO RESTRICTIONS AS TO THE NUMBER OF PROPERTIES ONE MAY PURCHASE

Buying a property in an SDA has no restrictions, such as the ones that can come about when purchasing a home in a non-SDA, therefore expats are able to purchase more than a single property, giving investors great business opportunities in terms of long-term capital growth and rental profit.

POSSIBILITY OF LEASING YOUR PROPERTY AND THEREFORE BENEFITING FROM MALTA'S LUCRATIVE BUY-TO-LET MARKET

Purchasers buying property in an SDA may decide to place their property on the buoyant letting market, thus enjoying capital growth as well as rental yields that these prime developments offer. The same cannot be said for someone acquiring outside an SDA and therefore requiring an AIP permit to do so. When acquiring a property by obtaining an AIP permit, restrictions on leasing the property apply as an AIP permit is granted for personal residential use and as a consequence such property may not be leased out.

POSSIBILITY OF PURCHASING A VACATION PROPERTY IN MALTA

SDAs give EU nationals the opportunity of buying a second home in the sun without the need for a permit. This does not apply in the case of other properties in Malta where EU citizens who have not resided in Malta for at least a five year period require a permit if the property being bought will not be used as the primary residence.

ACCESS TO EXCELLENT AMENITIES

Most of these developments offer a car-free environment with beautiful common areas and landscaped gardens, close to some

of the island's best entertainment destinations, enjoying world class amenities and accessibility to facilities enjoying all the luxuries of a very prestigious development. Common features include, 24/7 security surveillance, swimming pools, fitness clubs and excellent underlying parking facilities. All these features make SDAs comfortable and practical residential solutions.

ACCESS TO THE HIGH NET INDIVIDUAL AND INDIVIDUAL INVESTOR PROGRAM SCHEMES

As most properties forming part of an SDA are in an up-market location, they provide the purchaser the opportunity to apply for the high Net Worth Individuals Scheme or the more recent MIIP (Malta Individual Investor Program) or citizenship by investment scheme. The high net worth individuals residency scheme allows special tax status to non-Maltese nationals who meet a number of requirements, one of which is the pre-determined value of the property regardless of whether the purchaser is an EU citizen or not. The property must have a value of not less than €400,000 and must serve as an applicant's habitual residence and that of accompanying family members. Along with the property requirement, once the other conditions and income thresholds are fulfilled, the permit holder benefits from the special status carrying the right to pay tax at the preferential rate of 15% on foreign source income received in Malta together with the possibility of claiming double taxation relief. As properties in SDAs tend to be on the high-end market, property bought in these areas usually satisfy the condition of minimum value of property purchased giving the same purchasers the possibility of applying advantageous tax status. The same applies for the popular IIP program in that such program requires that an applicant purchases a residential property with a minimum value of €350,000. The entry level to purchase a property in an SDA is approximately €350,000-€400,000.



Q2 at Tigné Point

A NEW LEVEL OF LUXURY LIVING

Located at the waters' edge and forming part of the award winning Tigné Point mixed development, the beautifully designed Q2 apartments boast an abundance of natural light due to their proximity to the sea with interiors which redefine prestige and luxury living. Combining form, function and stylish innovation, the Q2 block offers a variety of stunning apartment layouts, all with open plan living areas finished with the finest materials and a variety of bespoke features. Well-proportioned terraces designed to maximise sea views and outside entertainment,

complete them. The sleek interiors, designed by one of Malta's leading architectural and interior design firms are inspired by the sea, the light and the tranquil setting of the location at the edge of the Tigné peninsula, resulting in a design which is both timeless and contemporary. This exclusive location right on the seafront and the panoramic promenade, elevate these units to a whole new level of luxury and convenience. The block is also strategically situated next to The Centre, a state-of-art business block, which is fast establishing itself

as a leading business hub, and with Tigné Point conveniently located right in the heart of Sliema, and so well connected to all of Malta, Q2 truly offers a unique lifestyle which embraces today's way of working and living.



FACT BOX

- ESTIMATED COMPLETION: 2018
- DEVELOPMENT AREA: 121,000+ sqm
- TOTAL NUMBER OF UNITS:
58 apartments and 2 penthouses (Q2 apartments)
- PRICES STARTING FROM:
Price on request



The Shoreline

LUXURY LIVING – UNPARALLELED VIEWS

The Residence

By far the largest and most significant mixed-use development of its type in the South, The Shoreline consists of a residential element of just under 400 upmarket residential units made up of a mix of studios, 1-2-3-bedroom apartments, duplexes, penthouses and sky villas, all finished to the highest standards

and having an assortment of landscaped open spaces and community amenities, and most units enjoy spectacular views from spacious terraces. This project is unique to the Maltese Islands, as well as being the only Special Designated Area with a significant numbers of units currently available for sale on the market. Following the release of the first two batches of units in June and November 2017, market reception has been excellent, with 112 units already on Promise of Sale Agreements registered with the

authorities, and another 30 pending on Reservation Agreement. Buyer ratios are 60% local and 40% overseas, with a healthy mix of investors, buy-to-let clients as well as those who intend to reside permanently at The Shoreline.

The Mall

The commercial component comprises a shopping mall with a total gross area of 25,000sqm on two floors, of which approximately 17,000sqm are rentable retail spaces, overlying three levels of underground parking.

FACT BOX

- ESTIMATED COMPLETION: 4.5 years from commencement of excavation works once full development permit is issued.
- DEVELOPMENT AREA: Total site size: 14,100sqm. Residential GFA (Gross Floor Area): 48,000sqm. Commercial GFA: 25,000sqm with just over 16,000sqm of rentable retail outlets.
- TOTAL NUMBER OF UNITS: Approximately 380 residential units.
- PRICES STARTING FROM: €225,000





EVERYTHING SURROUNDS YOU

An exciting and luxurious 17 floor mixed-use development including a combination of office space for lease and 28 residential apartments, as well as two stunning duplex penthouses. The residential units are being offered for sale. These spacious, new luxury apartments, from level eight up all boast far reaching and fantastic inland and sea views from their large terraces. All are three bedroom spacious units, featuring a large open plan kitchen/living/dining area and will be sold highly finished, besides the floor and wall tiling, sanitary

ware and internal doors the units will include VRV air-conditioning units, underfloor heating in the main bathroom, false ceilings with light fittings, LPG gas boiler and all mechanical and electrical finishes, which will include smart home system. Also included are two underlying car spaces with each unit. At road level there will be a supermarket, several retail outlets and an imposing lobby to the T1 & T2 business centre, with a fitness centre having an outdoor pool and office space taking up the first floor. This

development also enjoys special designated area status and a very central location in St Julian's surrounding a car-free and beautifully landscaped residential piazza.



FACT BOX

- ESTIMATED COMPLETION: **March 2019**
- DEVELOPMENT AREA: **18,000sqm**
- TOTAL NUMBER OF UNITS: **273 (Blocks T1 and T2)**
- PRICES STARTING FROM: **€705,000**



db Towers

A TOWER OF ELEGANCE

Right in the heart of the Golden Mile, overlooking the Valletta skyline and with magnificent views of the Mediterranean, the db Tower and its 162 luxury residences is set to be an iconic statement in every sense. The Tower is seamlessly integrated with the db City Centre which includes an exclusive shopping area, a range of global brand fine-dining restaurants, a 5 star+ Hard Rock Hotel, a sprawling Mediterranean piazza and an exclusive lido. As is often said, there is never a second chance to make a first impression. The db Tower lobby with its unique circular seating area, the 24/7 reception

desk and concierge, the tapas bar immediately say one thing – stylish and smart. Residents can have their very own wine cellar, relax in the private pool or the 1,100 square metres of landscaped open spaces, engage butler services, enjoy a state of the art fitness centre, have personal trainers and use high-end meeting rooms. The db Tower will also feature a 2,000-slot underground parking lot, on-call personal luxury car drivers and valet parking on request. An exquisitely appointed location, stunning sea and city views, top-end finishing and the best services. And yet a stone's

throw away are all the facilities which a five-star Hard Rock Hotel can offer – entertainment, fine dining, high-end shopping, exclusive night spots, Millionaire's Club Skybar and more. Each apartment has been meticulously designed and configured to offer luxury, comfort and convenience – the flood of natural light throughout, the stunning, uninterrupted views of the Mediterranean Sea, cityscapes, shorelines and landscaped gardens. Period references elegantly blend in with contemporary design to impart charm and a sense of timelessness.

FACT BOX

- ESTIMATED COMPLETION: Mid-2021
- DEVELOPMENT AREA: 23,975sqm
- TOTAL NUMBER OF UNITS:
Currently only selling floors (available 15)
- PRICES STARTING FROM:
€4M to €11M





Portomaso

STUNNING LAGUNA APARTMENTS

We are proud to present an inspiring opportunity to acquire an outstanding LAGUNA APARTMENT, forming part of a prestigious, exclusive and luxurious concept, located at one of Malta's most high-end, residential complexes – Portomaso which also comprises of the five star Hilton hotel. Residents can also benefit from all the world class amenities of this hotel. This exciting and ground-breaking, new project is situated at St Julian's, Malta, on a superficial site area of 7,300 square metres with 44 apartments built over 7,560 square

metres floor area and approximately 1,000 square metres of terrace area. These low-lying residential units are built to access a unique swimmable lagoon, being the central feature of the overall design planned to accommodate three artificial islands and in-cased planters with Mediterranean trees offering shaded and tranquil place for relaxing and socialising. A typical accommodation comprises an open plan kitchen/sitting/dining, 2/3 bedrooms (main with en-suite bathroom), guest bathroom and laundry room. The fantastic terraces are oriented to the

lagoon and marina guaranteeing breath-taking and dramatic views. Properties also includes an underlying parking space. Must be viewed to be truly appreciated, simply remarkable development throughout. Apartments are due to be completed this year.



FACT BOX

- ESTIMATED COMPLETION: End 2018
- DEVELOPMENT AREA: 128,000 total area; 7,300sqm SDA area
- TOTAL NUMBER OF UNITS: 44 apartments (Laguna apartments)
- PRICES STARTING FROM: €1,400,000





Spectacular and scenic surroundings

OneOneO | Starting from €3,500 monthly | Ref: FA600583



3 Bedrooms



2 Bathrooms



1 Garage
(per apartment)



152sqm
Internal Size

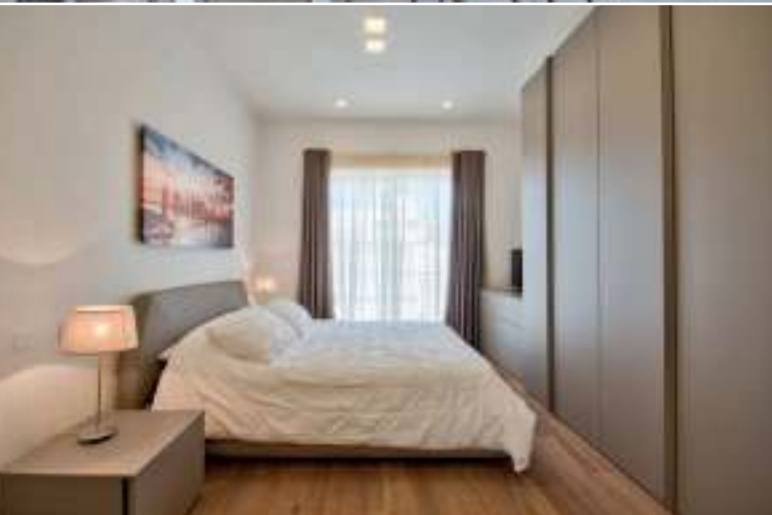


12sqm
External Size



164sqm
Total Size

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, offering a perfect option for the most discerning of tenants, wanting to live in comfortable surroundings, while still being close to the action. Comprising of twelve luxurious APARTMENTS and one PENTHOUSE, benefiting from unrivalled views of the dramatic and UNESCO protected 16th century Valletta bastions, as well as the breath taking 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 washer/dryer. Other great amenities in the area include an abundance of top quality cafes and restaurants as well as walking distance to the Valletta catamaran shuttle service and all public transport routes. A full-time management service makes sure 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 close to many of the town's favourite spots. 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. Prices ranging from €3,500 for a three-bedroom unit measuring approximately 164sqm, to €6,700 monthly for the largest four bedroom double fronted apartment measuring 328sqm. An exclusive one-bedroom penthouse enjoying the most dramatic sea views is also available, measuring 115sqm. Contact our offices to arrange a tour of these spectacular units.





Beautiful and vibrant apartments facing the Mediterranean Sea

The Adelaide | Starting from €3,650 monthly | Ref: FA600185



3 Bedrooms



2 Bathrooms



1 Garage
(per apartment)



165sqm
Internal Size



10sqm
External Size

Welcome to 'The Adelaide', Sliema, a gold-standard building located on one of the most privileged beachfront streets in Malta being 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, up-market restaurants, places of recreation and more. 'The Adelaide' offers an inspiring opportunity to lease one of 14 well-appointed and fully-furnished residences, each one tastefully designed with sophisticated interiors and cutting-edge technology to bring new levels of spatial luxury, convenience and comfort to the local market; open-plan layout comprising of welcoming hall, three double bedrooms, main bedroom with bathroom en-suite, open plan kitchen/sitting/dining room, all very well equipped with all modern conveniences including reverse-cycle air-conditioning throughout, leading onto a terrace enjoying the most spectacular sea views. First floor apartments only, also enjoying a 50 square metre back terrace. Separate laundry room including washer/dryer and guest bathroom. Along with a first-class property management system tenants can enjoy high speed internet connectivity and a very comfortable underlying parking space with lift access. Be it the interior furnishings, or the convenient location with the best facilities and amenities available nearby, 'The Adelaide' is the ideal choice for the discerning tenant whether here for work/business (being within proximity of most landmark office buildings) or to simply take up residence alone or with family. Also suitable for someone seeking something special as a retirement home. Amidst the vibrant town centres of Sliema/St Julian's, residents are guaranteed to find tranquillity in these beautiful and vibrant apartments facing the Mediterranean Sea and finely manicured 'Independence Gardens' beneath adding to the living pleasure. With everything on hand and within reach these properties are ideal for anyone looking for one of the very best long-let apartment accommodation options on the island. Our leading letting department at Perry Limited are proud to have been entrusted as exclusive agents for this development and invite prospective tenants to call or visit our offices and meet one of our letting professionals for more information. Must be viewed to be fully appreciated!



As desirable a house as one could wish for

Iklin | €10,000 monthly | Ref: DV600048

 7 Bedrooms

 6 Bathrooms

 Garage
(2 Capacity)

 663sqm
Internal Size

 5,000sqm
Plot Size

As desirable a house as one could wish for, this VILLA sits on approximately 5,000 square metres of land with 80% allocated for garden, pool and maid's quarters; the latter located at the far end of the garden having an independent entrance. The maid's quarters have an internal dimension of approximately 130 square metres and include two bedrooms, two bathrooms plus kitchen, dining room and sitting room, with air-conditioning in every room and a hot water system from a central plant. The villa grounds enjoy a grand entrance which leads onto a sizable area for parking 10 to 12 cars. The road leading to the property is private, which makes it very convenient when holding large receptions since the road serves as an additional parking area. The villa grounds are impeccably kept, with a lovely mature garden; swimming pool and more. On entrance to the villa one is greeted with a grand staircase located in the centre of the lobby. To the left of the lobby is a large lounge area for daily use, whilst on the opposite side is the more formal lounge which leads into the conservatory. Still on the ground floor, you have a large kitchen with a breakfast table for six and a separate dining room for 10/12 people. Also included on this floor is a very large study. A spiral staircase connects this floor to the lower ground floor where one finds a large room which can be used either as a billiard room, playroom or a possible gym. This room also has its own bathroom and the whole area has direct access to the outside garden. Still on the lower ground floor is an enclosed two car garage, which is interconnecting to the ground floor of the villa. The first floor houses the bedroom area, with the master bedroom allocated to one side of the stair landing, in that its accessibility is not shared with the other bedrooms. The master bedroom has an en-suite bathroom and a separate changing room. Whilst still on the first floor, but on the opposite side of the landing is the corridor which serves four bedrooms with two en-suites. Finally, there is the laundry area leading to the roof, which is mainly taken up with solar and photovoltaic panels. It's also important to note that the bedrooms of the villa are all individually air-conditioned for cooling and heating, as is the kitchen, study, lounge and dining area. On the other hand, air-conditioning for the staircase area is provided from a central plant. The property is suitable for people of a high net income or of Ambassadorial status.



Qui-Si-Sana Seafront | Starting from €3,000 monthly | Ref: FA07910



3 Bedrooms



4 Bathrooms



1 Garage

195sqm
Internal Size25sqm
External Size220sqm
Total Size

A wonderful opportunity to acquire an apartment in a new block of immaculate APARTMENTS having been finished and furnished to the highest specifications, situated on the seafront taking in breath taking sea views and beyond. Beautiful and bright accommodation comprises entrance hall, spacious open plan fully fitted kitchen/living/dining room leading onto a larger than usual front terrace with outdoor furniture ideal for entertaining, three double bedrooms all having their private bathroom en-suite and LED televisions, main bathroom and a separate laundry room. Also included is an underlying one car lock up garage.



Ibraġ | €6,500 monthly | Ref: SV600065



4 Bedrooms



2 Bathrooms

Garage
(6 Capacity)586sqm
Internal Size436sqm
External Size1,022sqm
Total Size

We are pleased to present for the first time this stunning, immaculate and newly refurbished VILLA, boasting the very latest in interior design and spread over three large floors with a sizable roof terrace, providing incredible and far reaching views. Also included is a sensational swimming pool and deck area. The property is ideally located in a tranquil 'cul de sac' within this privileged villa area and faces an attractive open and rural area. The ground floor level is laid out for entertaining with large open rooms. One enters a welcoming hallway leading to a large sitting room and bright open plan kitchen/living/dining leading out onto the garden and pool area. The property further comprises four large and beautifully presented bedrooms, main with en-suite bathroom and walk-in wardrobe. The villa also benefits from an additional two bedroom staff/guest flat with an independent entrance. Property also includes a large underlying six car garage.



Iklin | €6,500 monthly | Ref: DV01096



4 Bedrooms



4 Bathrooms



2 Garages
(6 Capacity)



800sqm
Internal Size



1,900sqm
External Size



2,700sqm
Total Size

Set on approximately three tumoli of land, a remarkable corner FULLY DETACHED VILLA enjoying country views. Situated in a highly regarded location enjoying a lovely swimming pool, spacious outdoor area with full Webber outdoor kitchen and a lush garden, accommodation comprises its own private drive in, a grand entrance hall, formal dining room, separate formal sitting room, separate living room, study and fitted kitchen/breakfast. The sleeping quarters are separate and consist of four bedrooms, all with bathrooms en-suite; games room, laundry, two storage rooms, full equipped gym; separate/interconnecting guest house with three bedrooms and three bathrooms, kitchen and living room. Property includes a six-car garage. Also ideal as an ambassador's residence or office premises.

SLIEMA | HEAD OFFICE +356 2131 0800 ST JULIAN'S +356 2131 0088 VALLETTA +356 2131 0714 E-MAIL perry@perry.com.mt WEB www.perry.com.mt



**Mediterranean
Yacht Sales**

t: (+356) 2134 6461 m: (+356) 7942 2096 e: info@medyachtsales.com w: medyachtsales.com

Attard**Ref: HC500159 | €3,500 monthly**

A unique property spread over four floors, with the ground floor opening into a reception/sitting area, and open plan kitchen/dining area enjoying garden views. Spacious lounge area leading to the swimming pool. Master bedroom with en-suite and terrace having garden views. Second and third bedrooms also being en-suite, and a fourth room which can be utilised as a study or fourth bedroom. Additional shower room and guest toilet. Fully fitted with all modern appliances and air conditioned throughout. This home is being rented unfurnished.

**Wardija****Ref: HC600206 | €4,000 monthly**

New on the market, this newly built FARMHOUSE is set in a unique part of the island limits of St Paul's Bay enjoying total privacy and tranquillity. It offers a welcoming front porch leading into a kitchen, a large living/dining room, three double bedrooms, two with an en-suite, a main bathroom and a guest bathroom. Complementing this property is a good-sized terrace, large landscaped gardens and ample space for parking. Property is fully furnished and is fully air-conditioned. One of a kind!

Birkirkara**Ref: HC600207 | €2,500 monthly**

A recently converted HOUSE OF CHARACTER situated in this much sought after central town close to all amenities and everyday necessities. Property consists of an open plan fully fitted and equipped kitchen/living/dining including all new appliances, a 65" flat TV screen and sound surround system. The house consists of three bedrooms, 2 bathrooms and an amazing outdoor area boasting over 400sqm of landscaped garden ideal for outdoor dining and entertaining.

**St Julian's****Ref: HC600228 | €3,750 monthly**

Highly finished TOWNHOUSE located in this much sought-after area of St Julian's, close to the bay and all amenities. This three-storey property comes fully furnished, boasting some beautiful traditional features, and comprises open plan (fully equipped) kitchen/living/dining area, 3 bedrooms, with the possibility of a fourth. Three bathrooms (main en-suite) and a guest toilet. Large terrace enjoying sea views, as well as a second kitchen. Air-conditioned, flat screen TV, washing machine, tumble dryer and dishwasher. Interconnecting garage, as well as a car space.

Żebbuġ**Ref: HC600128 | €2,300 monthly**

Excellent HOUSE OF CHARACTER enjoying many traditional features. Wide foyer leading to a lovely central courtyard allowing a generous amount of natural daylight. Property comprises 3 spacious bedrooms, 2 en-suites, guest toilet, separate kitchen and dining area facing the pool and deck area. Pantry and a spacious living room. The kitchen is equipped with modern appliances and there is a 16,000-gallon old type well and a 1 car garage that is just a minute away. This house is a must see!



Portomaso

Ref: FA600292 | €6,000 monthly

A fantastic and immaculate SEAFRONT APARTMENT enjoying spectacular unobstructed sea views and Portomaso Marina views from its large front terrace. Bright and extremely spacious and elegantly planned accommodation features an open plan fully fitted and equipped kitchen/dining/living area, study, 3 bedrooms (all with TV's – master bedroom having a walk-in wardrobe and en-suite). Property is fully air-conditioned, includes surround system, intelligent lighting and an underlying one car space with an option for another space.



Sliema

Ref: FA600895 | €3,500 monthly

A unique and stunning APARTMENT in one of Sliema's most sought after seafront locations. With magnificent sea views, the apartment enjoys a spectacular corner position and incorporates a wealth of striking period features, and comprises a spacious open plan kitchen/sitting dining room enjoying remarkable sea views. 3 double bedrooms (2 with en-suite bathrooms), and guest shower room. The property is furnished to the highest standards and is ideally located a short walking distance to all amenities and the best bathing spots.

Sliema

Ref: PH600083 | €4,000 monthly

A stunning PENTHOUSE enjoying breath taking views of Sliema creek, Manoel Island and the 16th century Valletta bastions. Accommodation comprises welcoming hall, bright open plan, modern kitchen/sitting/dining leading out onto a large terrace with unobstructed views. Accommodation further comprises three bedrooms, main with en-suite, spacious back terrace and main bathroom. Property is being offered in immaculate condition, impeccably furnished and equipped. There is also an optional underlying garage space.



St Julian's

Ref: FA500858 | €2,300 monthly

A modern, new SEAFRONT APARTMENT offering an excellent finish and a stylish contemporary interior. The property layout consists of an open plan lounge/kitchen/dining area leading out onto a good-sized terrace enjoying stunning sea views and promenade vibes. The hallway leads to the master with en-suite, TV and back balcony, and second double bedroom also with TV. Immaculate finish and fantastic location. Modern smart living and coastal living.

Ta' Xbiex

Ref: FA500099 | €4,000 monthly

A spectacular APARTMENT in the beautiful and scenic residential area of Ta' Xbiex. Expansive open plan living with a lounge/kitchen/dining area leading onto a fantastic terrace boasting stunning harbour views of iconic Valletta. Property comprises 3 bedrooms, all having bathrooms en-suite; as well as a guest toilet. Built in storage in the hallway and an additional study area. Fully equipped and kitted, including under floor heating in the bathrooms allowing one to enjoy luxury and true comfort throughout. Car space included.



Kappara**Ref: DV500025 | €6,000 monthly**

A spectacular VILLA offering excellent quality furnishings consisting of a reception area opening into the fully equipped kitchen with access to the swimming pool area. Open plan lounge/dining area, and guest toilet. The stylish staircase leads up onto the first floor offering a master bedroom with en-suite and private terrace, second twin bedroom (with views of the pool), main bathroom and study area. In addition, there is a spacious flat let on the lower level with a utility area, and access to an internal yard. Complementing the property is a 2-car garage.

**Madliena****Ref: DV01290 | €7,500 monthly**

A marvellous fully DETACHED VILLA set on high grounds in this elite residential area, enjoying a mature garden, lawn and a large overflowing swimming pool. Boasting a superb style throughout with rooms surrounding a central courtyard. Generous accommodation comprises hall, sitting, dining, and living room with fireplace, leading onto a large terrace with excellent views. Fully fitted kitchen/b'fast with pantry, 4 double bedrooms, 4 bathrooms (3 en-suite), guest shower room, laundry, utility and garage with drive in and carport.

Mellieħa**Ref: DV600033 | €3,500 monthly**

A wonderful DETACHED VILLA, enjoying the most breath taking and dramatic sea views. Large and bright living space offering double reception, large dining, living, and sitting rooms leading out on to an amazing terrace with over-flow swimming pool and large deck area. Fully equipped kitchen, and guest bedroom with bathroom en-suite on ground floor level. On the 1st floor, 3 bedrooms, 2 being en-suite, a spectacular master bedroom with large terrace and sea views. A sheltered car-port as well as beautiful surrounding gardens complement this unique property.

**San Pawl tat-Tarġa****Ref: BD500007 | €4,000 monthly**

Located in a quiet residential area is this lovely BUNGALOW. A unique property offering spacious and bright accommodation. Property comprises an open plan kitchen/living/dining area, 2 double bedrooms, both having bathrooms en-suite, a guest toilet, a laundry room and an internal courtyard. Underfloor heating throughout. Fully equipped 1-bedroom annex (Garden Suite), complete with kitchenette and bathroom, which has its own separate entrance. Fully air-conditioned, solar heating, and all bedrooms have an en-suite bathroom.

Siġġiewi**Ref: DV600001 | €6,000 monthly**

Luxury DETACHED VILLA situated in a lovely area offering complete privacy, yet a mere five-minute drive to all amenities. This beautiful property comprises a large open plan kitchen/sitting/dining room, 3 double bedrooms, all with bathroom en-suite, guest toilet and a second living area. Study area having its own private entrance that can be converted into the 4th bedroom or nanny's quarters. Surrounding gardens and pool area enjoying open country views. Sauna, and a 12-car drive. Must truly be seen to be fully appreciated.



Baħar Iċ-Ċagħaq

Ref: FA500799 | €2,200 monthly

A stunning APARTMENT in this smart lifestyle development. The property layout consists of an open plan lounge/kitchen/dining area leading onto the spacious terrace enjoying views of the communal swimming pool and gardens. Main bathroom, second double bedroom, utility room, and master bedroom with en-suite, also enjoying access to the terrace, and a spacious walk in wardrobe. This residence enjoys access to the swimming pool area, BBQ and pizza oven recreational space.



Baħar Iċ-Ċagħaq

Ref: DP600025 | €2,500 monthly

State of the art DUPLEX PENTHOUSE with private pool in a quiet yet central area, within minutes away to the busy area of St Julian's. A large living room with balcony; separate kitchen opening onto the pool and large lounge area with unobstructed sea and country views on the top floor. Full utilities and dishwasher. Two double bedrooms (one with en-suite bathroom). Air-conditioning throughout. Ample parking in area.

Ibrag

Ref: FA600916 | €2,500 monthly

Modern, fully furnished APARTMENT in the lovely residential area of Ibrag. Fourth floor property layout consists of an open plan lounge/kitchen/dining leading onto a large terrace ideal for BBQ and outdoor dining overlooking country views and distant sea views. Master bedroom enjoys an en-suite shower room, and a further 2 double bedrooms having use of the spacious main bathroom. Access to a 1 car lock up garage. The residence is only a few minutes' walk to the piazza and all amenities.



Sliema

Ref: FA600073 | €1,700 monthly

A great opportunity to lease this beautiful and bright APARTMENT on a quiet street of this sought-after town yet a mere two minute walk to the seafront and all the best shopping streets and restaurants. The property forms part of a new building and comprises a very large open plan kitchen/sitting/dining area, 3 bedrooms, 2 bathrooms main being en-suite, and optional underlying car space. A fabulous property throughout.

Sliema

Ref: FA600920 | €2,000 monthly

Luxuriously furnished APARTMENT situated in an elegant block of apartments having a large front room enjoying bright and spacious accommodation comprising entrance hall, open plan fully equipped kitchen, double sitting and living area/dining room leading onto a large front terrace enjoying side sea views, 3 double bedrooms (1 with bathroom en-suite), main bathroom, guest toilet and an underlying car space. A top-quality property situated in this prestigious location situated just off the promenade close to all amenities and bus route.



Madliena

Ref: DM500022 | €2,200 monthly

A modern duplex MAISONETTE in the tranquil area of Madliena, offering spacious open plan living. The first-floor property layout consists of an open plan lounge/kitchen/dining area with access to an internal court yard, main bathroom, study, master with en-suite and second bedroom. The stairway leads to the lower floor which opens up into a kitchenette, private swimming pool, third bedroom area and second bathroom. Very nicely furnished. Included in the rental is a one car lock up garage.



Siggiewi

Ref: MA500152 | €950 monthly

A fully furnished 3-bedroom elevated MAISONETTE situated in a quiet road, centrally located overlooking open country views. Accommodation comprises sitting/dining/living room, fully fitted kitchen, 3 bedrooms, 2 bathrooms (1 en-suite), laundry/utility room, 3 yards and a box room.

St Julian's

Ref: TH500027 | €4,000 monthly

Set on the water's edge of Spinola Bay, this three-story detached modern house has been finished and furnished to the highest of standards. It is equipped with an internal lift, alarm system, is fully air-conditioned with all the latest amenities. You will find three bathrooms (one per floor), a main kitchen and dining area on the ground floor, two bedrooms; a spectacular living room with extra kitchenette on the second-floor commanding 270-degree views of Spinola Bay. The roof top provides an amazing terrace, perfect for outdoor entertaining.



Valletta

Ref: MA500150 | €2,000 monthly

A stylish two-bedroom MAISONETTE situated on one of the most iconic streets of Valletta. The property is fully furnished and offers luxury living in the cultural heart of the island. Being only meters from the historical fort, popular retail and atmospheric eateries, this location is ideal. A ground floor apartment with its own entrance. Both rooms have an en-suite and has two small yards. Extras include a walk-in wardrobe and being fully air-conditioned.

Valletta

Ref: TH500028 | €4,000 monthly

An exceptionally stylish TERRACED HOUSE in the cultural capital Valletta. This property is situated in an offers impressive living spaces with double height ceilings, and a unique interior. Open plan lounge/dining/kitchen and fireplace. Spacious master bedroom with en-suite and traditional Maltese balcony. Second double bedroom and main bathroom. Stylish entertainment area with additional dining room and access to a fantastic terrace enjoying harbour views, as well as a roof top terrace also boasting panoramic views of the Grand Harbour.





Quality office space

Valletta | For rent | Further details upon request | Ref: OF600027

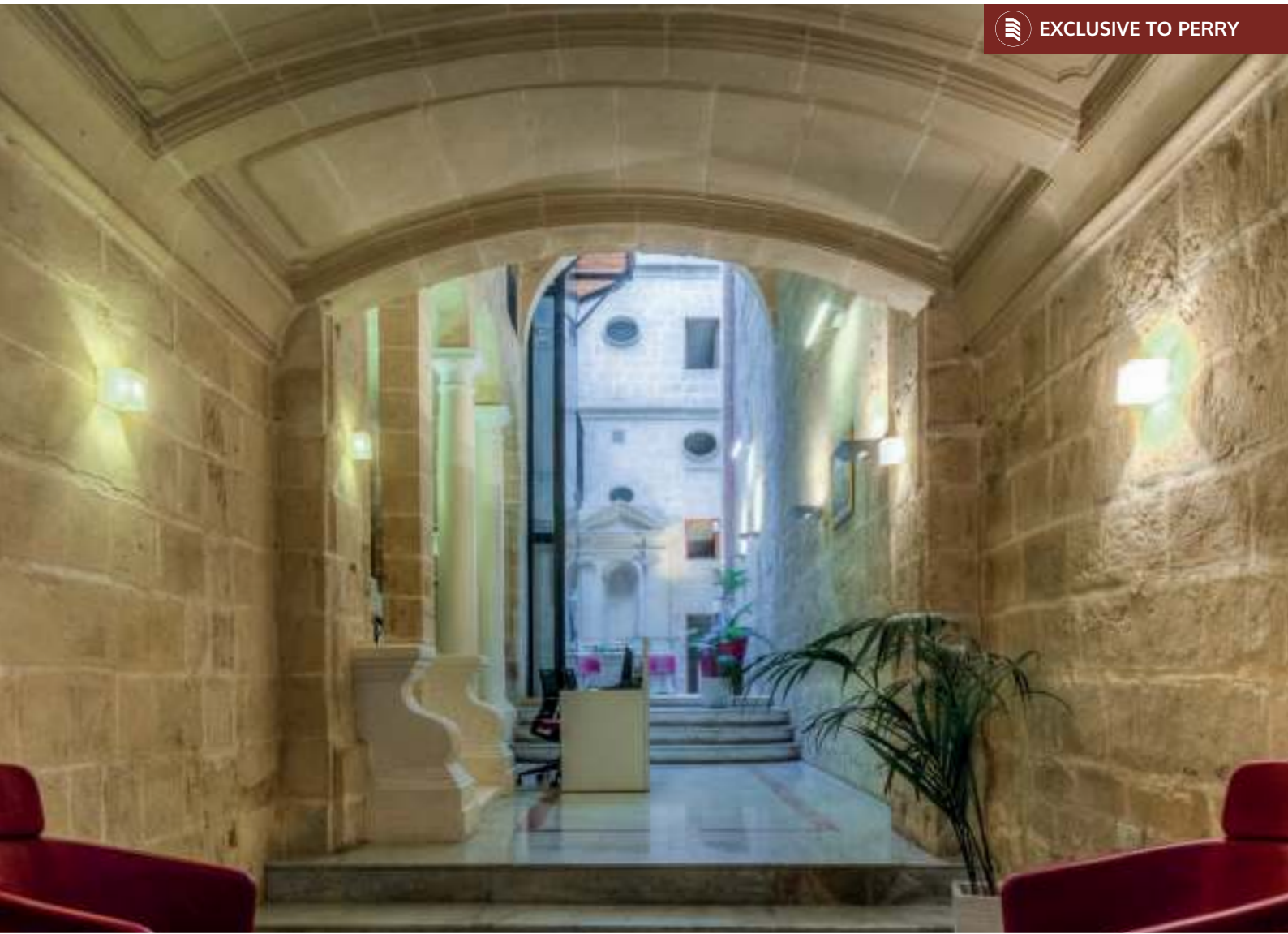


Garage
(4 Capacity)



Various spaces available

A magnificent and listed period TOWNHOUSE, which has just undergone a beautiful restoration and detailed refurbishment. The property is ideally located in Valletta, Malta's capital and a world heritage site. The house benefits from outstanding and dramatic views of the grand harbour, often described as the most beautiful in the Mediterranean and majestic 16th century fortifications including Fort St Angelo. The property is one of the largest houses in what is generally considered as one of the finest and most privileged business and residential streets in Malta. Benefits include the unique period features such as beautiful patterned flooring, high ceilings and original beams and timber balconies. The property also has the rare advantage of private parking as well as additional floors, creating room for expansion, by providing further large rooms also enjoying panoramic views of the sea. This office is situated in a quaint and tranquil location, close to the city centre which is dotted with quaint cafes, shops, bars and all the best amenities. The premises offer a variety of quality office space. Further details upon request. SOLE AGENTS.



Excellently located offices

Valletta | For sale | €6,800,000 | Ref: OF500120

 Approx. 1,400sqm
Total Size

A beautiful PALAZZO, located in a most elegant and prominent part of the capital city, painstakingly restored to exacting detail, meticulously serving exclusive and prestigious offices. The property measures a total of approximately 1,400 square metres spread over four floors, linked by an internal panoramic lift. An innovative glass ceiling covering the central courtyard has transformed it into a bright and stunning atrium, also boasting an array of lovely, original features such as restored stone arches, beams, and so much more. Must truly be viewed to be fully appreciated. SOLE AGENTS.



An iconic building

Floriana | For sale | €2,200,000 | Ref: HC600243

 3 Bedrooms

 2 Bathrooms

 525sqm
Internal Size


 525sqm
Total Size

A rather unique freehold property with all the character of an iconic building, semi-detached with entrances on two roads, enjoying the most marvellous views over the Valletta waterfront, the three cities and the Grand Harbour. Comprising five floors each of approximately 105 square metres all with balconies and commanding spectacular views. The property is to be sold in its entirety including roof and airspace and can be used as a residential or commercial premises. SOLE AGENTS.



Top-quality business environment

Mriehel | For rent | Starting from €225 per sqm per annum | Ref: OF600079
For sale | Starting from €2,789,150 | Ref: OF600078

 44,000sqm
Internal Size

 11,200sqm
Plot Size

Centrally located in the Mriehel, Central Business District and set on a site with a superficial area of 11,200 square metres, The Quad Business Towers is set to become a business address like no other. Set to deliver over 44,000 square metres of commercial floor space, this outstanding development will include a mix of Grade A office space and a range retail and amenity outlets. Ample parking facilities and spacious landscaped outdoor areas and piazzas, have been carefully crafted to offer an inclusive, top-quality business environment. Each floor is being sold and/or rented at prices indicated.



An inspiring business opportunity

Gżira | For rent | €350 per sqm per annum | Ref: OF600088



319sqm
Total Internal Size



85sqm
Total External Size



404sqm
Total Size



THE FOUNTAIN
EXCLUSIVE BUSINESS SUITES
Ta'Xbiex Seafront

We are proud to present an inspiring business opportunity to lease a seafront office space at 'The Fountain', located in the very heart of the business district. The building is equally convenient as it is prestigious, having all modes of transportation, a wide variety of retail shops, spacious parks and fine dining options all within easy walking distance. The interior of this attractive office building is exquisitely detailed with the finest materials and finishes featuring five floors with one office per floor. The building measures approximately 70 square metres on each floor and includes a duplex penthouse having a wonderful 50 square metres terrace. Each floor is served by a spacious lift, and could be rented separately or as a whole. Also available is a separate street level commercial space with its own entrance and glass vitrine, measuring approximately 50sqm and ideal for any firm in the services industry, looking for footfall on this busy street enjoying a great deal of passing trade. Each office space enjoys a beautiful and unusual lateral layout, meaning that there is absolutely no wasted space or corridors. The building promises to offer prospective tenants a bright, airy and contemporary working experience with a façade featuring large ceiling to floor glass panels to let the light flood in as well as a glass balcony on each level. Prospective tenants will also enjoy the most stunning 180 degree panoramic views from every office space, including breath taking views of the park, yacht marina, Mediterranean Sea and majestic 16th century Valletta bastions. Other features include toilet facilities and kitchenette on each level, floor boxes, electrical points throughout, back-up generator, eight-passenger lift to every level, reverse cycle air-conditioning throughout, fire detectors, alarm etc. An ideal business address strategically located equidistant to the commercial hubs of Sliema and Valletta, both being a mere walk away. SOLE AGENTS.

Sliema | For sale | Hotel**Ref: HT500008 | €2,118,000**

Boutique Hotel located in one of the best parts of Sliema, spread over 4 floors with 2 rooms on each floor and all rooms enjoying a comfortable bathroom. Property enjoys a welcoming entrance hall with a lovely reception area, a wide original staircase, lift and a small yard. All the rooms are furnished with a double bed, wardrobe, a flat-screen TV and a private bathroom. This property enjoys a roof terrace with views of the Grand Harbour and Manoel Island. Property is freehold.

**St Julian's | For rent | Office****Ref: OF600081 | €6,600 monthly**

110sqm of office space available for lease; this is a highly finished/premium office located on the uppermost floor (Level 9), with a private terrace enjoying magnificent sea views from a large private terrace. Three dedicated passenger lifts, onsite 24/7 security and CCTV surveillance system, fully equipped kitchenette, Reverse Osmosis system, firefighting system including sprinkler system, standby generator and UPS systems, biometric and smart card access control system, energy efficient thermal glazing and intelligent lighting.

Gzira | For rent | Office**Ref: OF600089 | €1,650 monthly**

Designer finished office in a well sought-after area being central to all amenities; this hard to come by 80sqm office is all set to go with beautiful modern bespoke furniture. Own entrance. Full permits in hand.

**Mosta | For rent | Office****Ref: OF600087 | €3,482 monthly**

Excellent 150sqm finished penthouse office in this extremely central location, close to all amenities. The area currently available has an open-plan layout with ample daylight and a very large 80sqm terrace with synthetic turf and lovely views of Mdina, Mosta Bridge, and the iconic Mosta Church. The price indicated includes the maintenance fee. Lovely commercial premises.

Mrieħel | For rent | Office**Ref: OF600074 | €28,500 monthly**

State of the art property measuring 2,400sqm per floor, in an extremely central location, situated on the outskirts of Mrieħel, close to the Malta Financial Services Authority and forms part of the commercial area of Mrieħel, soon to be one of Malta's top commercial financial districts. Will be rented finished to the highest of standards including all common areas, lifts, air-conditioning, tiling, ventilation and toilets. The offices are spread on 3 floors with 3 underground levels of parking.



Ta' Xbiex | For rent | Office

Ref: OF600084 | €1,172 monthly

State of the art office in this highly sought-after area around every possible amenity, this magnificent seafront property shall be rented finished to the highest of standards including air conditioning throughout and all necessary points and enjoys some excellent views of the marina and Valletta. Property has 321sqm comfortably distributed on two floors.



Sliema | For rent | Office

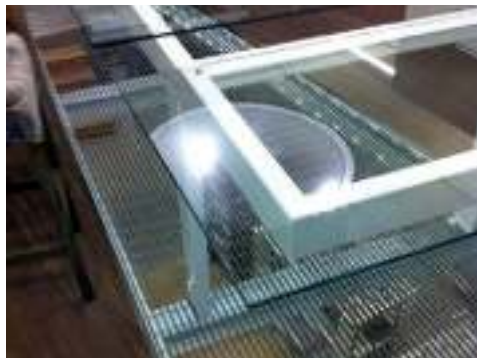
Ref: OF600028 | €3,800 monthly

Modern and fully furnished office right in the heart of Sliema, with all surrounding amenities, spread over 140sqm. This office is being rented complete with high end modern furniture, and four modular rooms; property consists of boardroom, open plan area, and four rooms that could be used for executives or directors, there is also a fully kitted kitchen with coffee machine, toaster, kettle etc. A great commercial rental!

Ta' Xbiex | For sale | Retail/Office

Ref: OF600075 | €1,300,000

A prestigious duplex commercial premise measuring approximately 220sqm on the Ta' Xbiex seafront with views of the yacht marina. The property may be used as a retail shop or office space. A lovely location enjoying a busy and thriving shopping environment. Finished to a very high standard and includes features such as air-conditioning throughout, designer lighting, kitchenette and an elevator. A truly inspiring opportunity and very sound buy-to-let investment.



Valletta | For sale | Office

Ref: OF500075 | €3,850,000

Set in the centre of Malta's capital and historical city is this remarkable building. It can be ideal for a variety of business/commercial purposes. The premises have a gross area of 500sqm, spread over 4 floors measuring approximately 120sqm per floor. This magnificent property is being sold finished to the highest standards, air-conditioning, a new lift and so much more! Must be viewed to be fully appreciated.

Floriana | For rent | Office

Ref: OF500118 | €2,750 monthly

A modern office with a smart finish measuring 110sqm, consisting of an open plan area, separate board room, separate executive office, two toilets, built in kitchen equipped, and additional storage. The property is being rented unfurnished and is serviced with a lift, also enjoys a smart reception area boasting traditional features. Being only a five-minute walk from the Valletta gate, this position is in excellent proximity to the capital's authorities, public transport options and popular array of eateries and retail.





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Zero entrance fees on fund investments in March and April.

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