



ESTATE AGENTS SINCE 1981



The **best name** in Malta property

WWW.PERRY.COM.MT

2019/2020 EDITION – ISSUE 58

20TH YEAR OF PUBLICATION 1999-2019



Poliform

IN THIS EDITION

HOUSES OF CHARACTER

These delightful properties are usually found lining the narrow and winding streets of our charming villages, rich in tradition and respecting past rural architecture.

23

MEET THE TEAM

In this section Perry's leading and highly experienced letting team open a door on the lettings market.

10



SEAFRONT APARTMENTS & PENTHOUSES

Looking for a sensational seaside apartment or penthouse? Our luxury apartment collection has a selection of the very best properties Malta has to offer in this category.

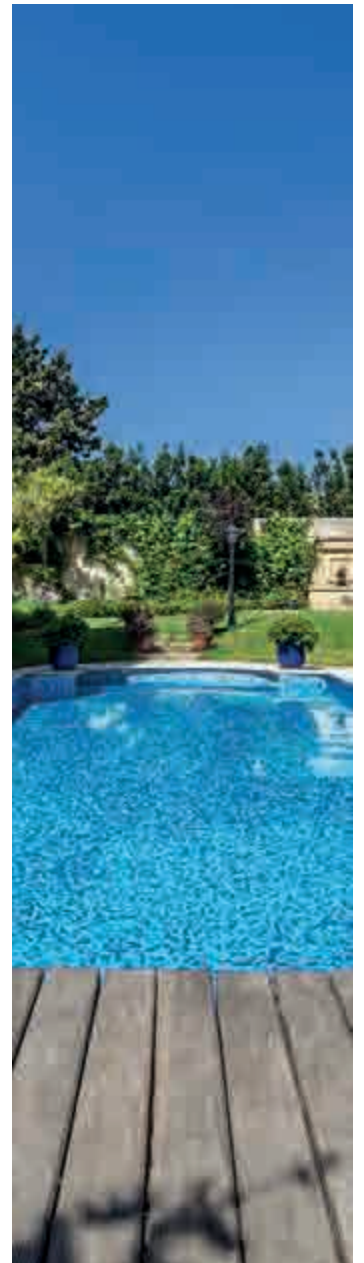
34



VILLAS & BUNGALOWS

The villas and bungalows showcased have been hand-picked exclusively for their exceptional standards of luxury and comfort or investment potential.

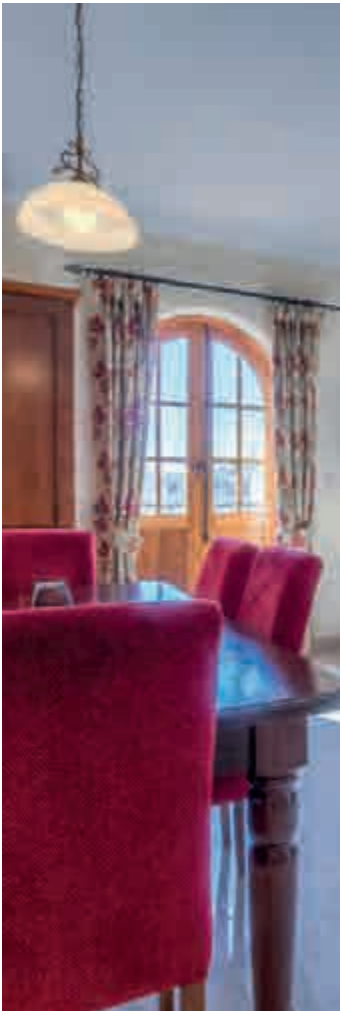
45



APARTMENTS & PENTHOUSES

In this section Perry boasts a diverse selection of fashionable apartments, new developments and exquisite period properties in the most desirable locations.

52



MAISONNETTES & TERRACED HOUSES

A selection of terraced houses and some lavish maisonettes, excellently located close to all amenities, being offered for sale finished to a quality standard.

60



RESIDENTIAL LIFESTYLE DEVELOPMENTS (SDAs)

Presenting the most exciting and latest, cutting-edge developments poised to elevate standards and change the landscape of the local real estate market for good.

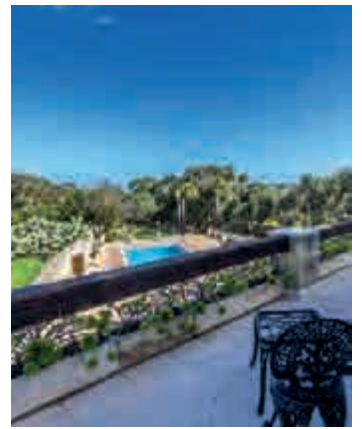
63



RESIDENTIAL LETTING

Perry's lettings department continues to lead the quality residential market, entrusted with handling the most prestigious properties on offer and exhibited in this exciting section.

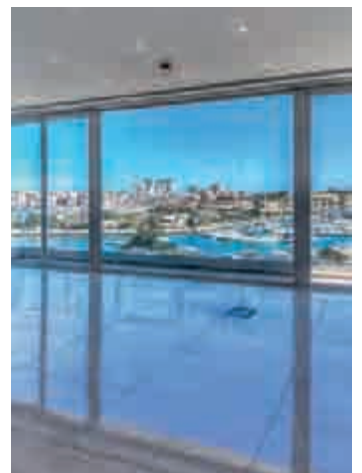
68



COMMERCIAL SALES & LETTING

This section can help you find your perfect business premises, offering a wide selection of commercial properties that are situated throughout Malta.

77



*Secure your family's future
with Maltese citizenship*



For over 20 years, *Henley & Partners* has worked closely with governments to pioneer citizenship-by-investment programs, including the Malta IIP, which today is the world's leading program. Malta offers safety and security by providing a better quality of life and the right to live, do business, and study in all EU member states. +356 2138 7400 | malta@henleyglobal.com

Define your Future



Experience the difference

Welcome to the 58th edition and the 20th anniversary of *The Perry Magazine*, first published in 1999. Our publication has established itself as a leading authority in the Maltese real estate market, sought after for its original content and inspiring presentation of the islands' best quality properties.

The front cover has from the first edition, been consistently adorned by a beautiful work of art. Artists such as the 1920s Italian painter Edigio Tonti to the contemporary Paul Carbonaro, the Russian sculptor Boris Edwards and in this edition, the famous cartoonist H.M. Bateman have all been featured.

Over our 38-year history we have always worked hard to provide a service which is truly a cut above the rest, by forming an experienced team of like-minded professionals that hold integrity as a core value. Each of our team members share the same vision: to create an estate agency with a difference, able to adjust to the evolving needs of our clients and to provide a quality service at every level.

Our philosophy has been simple: putting people first. After all we are in

a people-business where quality of service makes all the difference. We will always go that extra mile to deliver everything you need to help you move forward whether you are looking to sell or buy a property, or in the case of our letting department, whether you are a tenant or landlord.

We pride ourselves on having the most experienced property consultants. In fact, the majority of our property negotiators have formed part of our team for over a decade. As a vendor/landlord or prospective purchaser/tenant, engaging a property consultant with experience makes all the difference. Experienced property consultants can offer solutions based on previous results, anticipate problems before they occur, can offer strong negotiation techniques, understand the complexities of the real estate market, and are best positioned to professionally guide clients to smooth closings while achieving the desired results.

Our efficient, professional team provides just that: the benefits of experience and an unparalleled personal service backed by over 38 years operating in the real estate industry.

From the first contact with one of our experienced Perry property consultants you will see that we have the right qualities, experience and motivated approach to get you moving. We believe our success over the last four decades, during which we have maintained our position at the forefront of the industry, have been highly dependent on our clients being satisfied with the level of service and wealth of experience we are able to provide, which is why we are so well positioned to guide you through every step of a property transaction.

With three prominent offices situated in the major commercial towns of Sliema, St Julian's and the capital city of Valletta, we remain one of the most experienced and leading independent estate agencies for quality real estate in Malta, entrusted to represent some of the best properties on an exclusive basis and which we

proudly present as part of our portfolio in the pages of this publication.



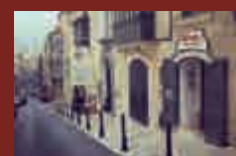
Robert Spiteri Paris
B.A., LL.D
Managing Director
+356 9944 4373
rsp@perry.com.mt



SLIEMA | HEAD OFFICE
197, Tower Road, Sliema SLM 1602, Malta
Tel: +356 2131 0800 E-mail: perry@perry.com.mt



ST JULIAN'S BRANCH
60-61, Gorg Borg Olivier Street, St Julian's STJ 1081, Malta
Tel: +356 2131 0088 E-mail: stj@perry.com.mt



VALLETTA BRANCH
72, Republic Street, Valletta VLT 1117, Malta
Tel: +356 2131 0714 E-mail: perry@perry.com.mt

EXECUTIVE EDITOR Dr Robert Spiteri Paris B.A., LL.D **CO-EDITORS** Amy Bugeja, Stanley Borg **ART DIRECTION** F.P. Spiteri Paris (Perry) **PHOTOGRAPHY** Perry Limited, Nick Sant Manduca, Stanley Carter **CONTRIBUTORS** Stanley Carter, Jean Paul Ganado, Dan Perry, Etienne Grech, Timothy Scerri, Anthony Sciberras, Maree Rose Zammit, Marc Urpani, Luisa Busietta, Nadia Borg, Louis Schembri, Frederick Stivala, Laura Harron, Konrad Ferris, Jacqueline Galea, Marc Sullivan, Alexandra Von Fange, Romina Martellacci, Tiziana Cutajar **PRODUCTION** Allied Newspapers Limited, Mriehel, Malta (+356 2276 4000) **PRINTER** Progress Press Limited, Mriehel, Malta **DESIGN** Manuel Schembri **SALES CO-ORDINATOR** Amanda Gauci (+356 2276 4332; amanda.gauci@timesofmalta.com).



ALFRED SOFA
RIVIERA COFFEE TABLE
MEMOIRE ARMCHAIR
JACOUES COFFEE TABLE
CARMEN OTTOMAN
design Roberto Lozzeroni



An intimate look.

SATARIANO 

122, Valley Road, B'Kara
Tel. 2149 2149
satariano.com



www.flexform.it

MOOD
FLEXFORM
FLEXFORM | MADE IN ITALY

Henry Mayo Bateman

(1887-1970)

Henry Mayo Bateman holds a special place in the Gozo art scene of the 1960s. His Gozo landscapes are all about light and colour, charming and delightful, portraying the pristine beauty of a yet unspoilt environment. A mere half a century later they have become nostalgic scenes of a landscape that has diminished in quality and beauty, giving way to insensitive construction.

Few people know that this famous cartoonist spent his twilight years in Gozo. From 1966 until his demise in 1970, just a few days short of his 83rd birthday, Bateman resided at the Royal Lady Hotel in Ghajnsielem, overlooking the quaint harbour of Mġarr and the splendid views of the Gozo-Malta channel. He was out and about almost every day, with the bright sunshine and warm weather doing him much good, both physically and artistically. He often commented on the favourable weather when writing back home, something which allowed him to paint almost continuously *en-plein-air*.

The Gozo works were produced purely for the artist's own satisfaction. With neither an audience to please, nor a particular patron to gratify, these small landscapes are a true reflection of the artist's innermost spirit. In fact, he himself had confessed in his 1937 autobiography, how he yearned to paint "a quite serious picture, one that did not depend upon any sort of comic situation to make it appeal...". Gone is the humour and satire of his famous witty cartoons which made him one of Britain's most celebrated cartoonists of the early 20th century. Decades later, the hilarious moment and gawking audience typical of the cartoons are replaced by ordinary Gozitan houses, orange-coloured carts, lush green vegetation and lines of washing hanging out to dry.

Very often executed in oil on paper, these relatively small works bear the freshness of quick compositions executed on the spot. They all betray quick and sure brushstrokes, while successfully capturing the tranquil way of life which



BATEMAN, HENRY MAYO (1887-1970) 'St Joseph's Ghajnsielem Gozo' oil on paper (27.5cm x 21cm)
Private collection – Malta.

dominated Gozo back then. Like great names before him who fell under the spell of the raw beauty of Calypso's isle, Bateman went on daily strolls around the small island, in search for a scene that would spark off his artistic imagination.

Bateman was after capturing the raw beauty of the mundane. Brightly-coloured fishing boats, so full of character, make up many a composition. The warmth of the Mediterranean sun becomes almost tangible in his works, with the bright stonework of Gozitan houses and churches bouncing off the dazzling sunlight. Other works are characterised by the deep blue of the calm waters at Mġarr and Marsalforn.

The works become social commentaries and are brought to life by the insertion of the human figure. People often appear as tiny figures going about their daily chores, giving a human touch to a timeless landscape. In a few instances, a local figure takes centre stage, such as a paraffin seller with his tank-laden beast-driven cart: a scene completely immortalised from bygone times.

The socio-cultural element is important in Bateman's works as with other British artists similarly setting foot on the islands. Like Edward Lear a century before and followed by Julian Trevelyan and Mary Fedden, Bateman successfully froze in time the charm and unmistakable character of Gozo back in the 1960s.

Thus we get numerous renditions of the harbour at Mġarr with its typical fishing

boats and featuring local fishermen carrying out their seasonal chores ashore. Further inland, the artist was equally mesmerised by the rural villages with their spacious squares dominated by elegant churches. Countryside chapels become the protagonists in fantastically laid-out compositions executed in a single morning or afternoon.

Some of Bateman's Gozo landscapes are executed in a rich, thick impasto while others see the artist experimenting with pointillism. In other works, the artist uses more fluid watercolours. These scenes are the embodiment of an era which will never return. Bateman's colourful landscapes are like poetry which calms the soul; you can almost close your eyes and drift off to a different destination, where beauty and tranquillity take centre stage.

A significant number of Bateman's works were acquired for the national collection back in 2012. Together with other works in local private collections, they make up a priceless corpus of impressionistic works; timeless landscapes capturing Gozo's haunting beauty. Bateman's soulful landscapes have become thirst-quenchers for those who wish to relive and admire Gozo's allure of half a century ago.

Nicoline Sagona graduated B.A. (Hons.) in History of Art in 2001. She later read for a Master of Arts in Cultural Heritage Management. She has occupied the post of Manager Gozo Museums and Sites with Heritage Malta since 2008. In 2012 she coordinated Heritage Malta's exhibition on Henry Mayo Bateman's sojourn in Gozo, contributing also to the exhibition catalogue.

MEET THE TEAM

Introducing Perry's leading lettings department

Tiziana Cutajar, Laura Harron, Nadia Borg and Romina Martellacci open a door on the lettings market.



TIZIANA CUTAJAR
Residential and Commercial
Lettings Associate

Sliema head office

Which area is up and coming for rental opportunities and why?

Malta's capital, the World Heritage City of Valletta, is finally booming. Across Grand Harbour is also Cottonera – the three cities of Vittoriosa, Senglea and Cospicua are gaining traction in the rental market.

From one-bedroom apartment for sole residents to family homes with outside space – is there enough choice of rental properties?

There is a relatively good selection of quality properties on the market of all types, however homes with sizable outdoor spaces remain lacking. There is also need for more one bedroom apartments to accommodate sole residents in major town centres, as demand far out-weighs supply, albeit there is a good selection of apartments within the 2-3 bedrooms category.

What apartment or penthouse would you rent with a budget of €2,500 to €3,500 a month, with sea views being a client requirement?

This highly finished and furnished

property is located in the commercial hub of Sliema. It also enjoys stunning views of Valletta and Manoel Island and is close to amazing swimming spots.



Sliema Ref: FA600583

More information contact Tiziana on +356 2131 0800 or e-mail tc@perry.com.mt

What villa or house of character would you rent with a budget of €4,000 to €6,000 a month, with swimming pool being a client requirement?

This modern and beautifully designed Mellieħa villa enjoys plenty of natural light, serenity and total privacy. It's perfect for a family home – and is in the vicinity of some of Malta's best beaches and walks. The advantage of this property is that it can be rented furnished or unfurnished – that is a rare option on the local market.



Mellieħa Ref: SV01089

More information contact Tiziana on +356 2131 0800 or e-mail tc@perry.com.mt



LAURA HARRON
Senior Residential and
Commercial Lettings Associate

St Julian's branch

Which area is up and coming for rental opportunities and why?

I'm deeply in love with Valletta and the surrounding Grand Harbour areas. Valletta has had much investment attention, thanks to its recent status as European Capital of Culture. To wake up in a Unesco World Cultural Heritage Site is a cultural luxury, and with a number of buildings still in need of restoration I still feel there is an opportunity here. I'm confident the capital will retain its value as it is such a small market and offers such rich history.

From one-bedroom apartment for sole residents to family homes with outside space – is there enough choice of rental properties?

In the last few years we've seen a large number of two- and three-bedroom apartments come on the market, catering for professionals and families who want to live in busy central areas. The current market now offers a fantastic range of quality homes with this specification.

The gap is for one-bedroom units. There is a shortage of affordable properties for young professionals and single tenants, especially in the central areas of Sliema, St Julian's and Gżira.

Family homes with outdoor spaces and gardens will always be luxury in a country as densely populated as Malta. Balancing location and cost for this style of home can be tricky, as there isn't volume.

What apartment or penthouse would you rent with a budget of €2,500 to €3,500 a month, with sea views being a client requirement?

I would recommend experiencing Valletta as it's the gateway to a fantastic range of theatres, wine bars, festivals and art, and gives easy access to Sliema on the other side of harbour. I'm a romantic about homes which respect traditional features but offer the functionality of modernised kitchens and bathrooms. This is a stylish apartment which offers harbour views from the open plan areas and from the bedrooms.



Valletta Ref: FA500675

More information contact Laura on +356 2131 0088 or e-mail lh@perry.com.mt

What villa or house of character would you rent with a budget of €4,000 to €6,000 a month, with swimming pool being a client requirement?

Gharghur and Wardija offer an excellent balance of privacy and elevation, yet also easy access to the coast. The combination of traditional Maltese features mixed with contemporary furniture offers a unique residential experience, with the added value of a mature garden, neighbouring vineyards and distant sea views.



Wardija Ref: HC01024

More information contact Laura on +356 2131 0088 or e-mail lh@perry.com.mt



NADIA BORG

Senior Residential and Commercial Lettings Associate

Sliema head office

Which area is up and coming for rental opportunities and why?

All areas in Malta are in high demand as we have a bit of everything for everyone in different areas and localities. All owners manage to rent their properties, whether they are Malta's prime areas, the surroundings or in the north and south of the island. From one- and two-bedroom houses of character to villas with outdoor space, the market has a vast inventory to offer that can accommodate any potential client looking to relocate to Malta.

From one-bedroom apartment for sole residents to family homes with outside space – is there enough choice of rental properties?

I would say currently there are enough properties on the market. I've been with Perry Estate Agents for more than six years and have seen a drastic change in the letting industry, from a shortage of rental properties available due to high demand to nowadays, when we have many properties being introduced to the market. The only struggle is for the more affordable quality one-bedroom units, restricted by the fact that current planning policies do not allow for the construction of single bedroom apartment blocks.

What apartment or penthouse would you rent with a budget of €2,500 to €3,500 a month, with sea views being a client requirement?

With this budget you are spoilt for choice. This stunning penthouse on Tower Road, Sliema ticks all my boxes. It's located on a high floor, with amazing views and great terrace. It's large but decorated in a homely manner. It gives me such a good vibe whenever I show it to clients.



Sliema Ref: PH600205

More information contact Nadia on +356 2131 0800 or e-mail nb@perry.com.mt

What villa or house of character would you rent with a budget of €4,000 to €6,000 a month, with swimming pool being a client requirement?

I love the country but want to be close to the prime area where I commute to work on a daily basis. This property is a slice of heaven, surrounded by greenery and land. And since I'm a dog lover, I can have as many dogs as I want.



Wardija Ref: HC100067

More information contact Nadia on +356 2131 0800 or e-mail nb@perry.com.mt



ROMINA MARTELLACCI

Residential and Commercial Lettings Associate

St Julian's branch

Which area is up and coming for rental opportunities and why?


Besides the usual central areas, clients are also interested in the south of Malta. There are many attractive villages in this region that could be said to be up and coming in terms of rental potential, due to the proximity to beaches and to being more affordable than the major towns.

From one-bedroom apartment for sole residents to family homes with outside space – is there enough choice of rental properties?

A significant number of owners are investing in 2-3 bedroom apartments, which is good news as it gives us the opportunity to offer more to our clients. However, family homes with outdoor space are still not meeting the demand and rent out very quickly. There's also a gap in the market for one-bedroom units to satisfy the demand of sole tenants.

What apartment or penthouse would you rent with a budget of €2,500 to €3,500 a month, with sea views being a client requirement?


I would definitely go for this stunning corner apartment in Sliema. Apart from its fantastic location, the views and natural light are priceless. What also seals the deal for me is the fact that the beach is just a stone-throw away.



Sliema
Ref: FA501171
 More information contact Romina on +356 2131 0088 or e-mail rm@perry.com.mt

What villa or house of character would you rent with a budget of €4,000 to €6,000 a month, with swimming pool being a client requirement?

This is certainly my dream family home. Its cosy interior and beautiful outdoor space make it perfect for entertaining family and friends.



Ghargħur
Ref: HC600365
 More information contact Romina on +356 2131 0088 or e-mail rm@perry.com.mt



Robert Spiteri Paris



Anthony Sciberras



Maree Rose Zammit



Jacqueline Galea



Stanley Carter



Marc Sullivan



Marc Urpani



Etienne Grech



Amy Bugeja



Fredrick Stivala



Timothy Scerri



Luisa Busietta



Jean-Paul Ganado



Konrad Ferris



Louis Schembri



Karmenu Cutajar



Dan Perry



Alexandra Von Fange

WAKE UP MALTA.

Welcome to our new eye-opening store.

The bed you choose prepares you for whatever the day has in store for you. So choose carefully. Order our new eye-opening catalog at hastens.com. Be awake for the first time in your life.

Hästens 
since 1852

HÄSTENS STORE MALTA | VALLEY ROAD, BIRKIRKARA | PHONE: 21442535 | EMAIL: HASTENS@FORM.COM.MT



SOLD

Tigné Point

Ref: DP600029 | Duplex Penthouse | List price: €4,000,000



SOLD

Sliema

Ref: FA600819 | Apartment | List price: €1,500,000



SOLD

Balzan

Ref: HC100034 | House of Character | List price: €2,750,000



SOLD

Sliema

Ref: HC600314 | House of Character | List price: €925,000



SOLD

Valletta

Ref: PH500128 | Penthouse | List price: €1,100,000



SOLD

St Julian's

Ref: DV600075 | Detached Villa | List price: €6,500,000



SOLD

Safi

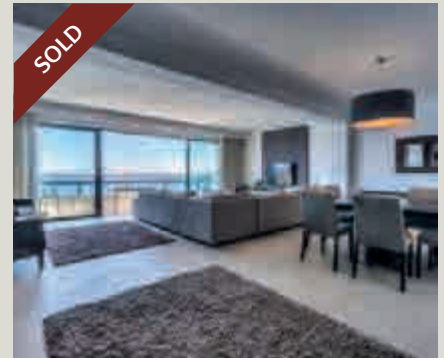
Ref: HC600296 | House of Character | List price: €335,000



SOLD

Tigné Point

Ref: DA600021 | Duplex Apartment | List price: €2,200,000



SOLD

Sliema

Ref: FA601058 | Apartment | List price: €1,290,000

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...

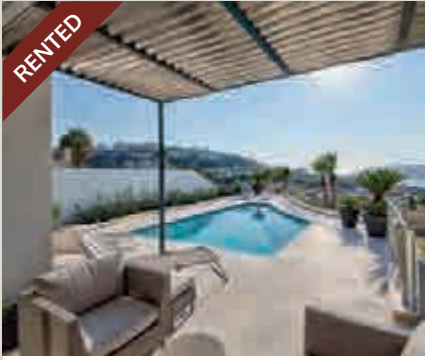
1 SOLE AGENCY AT REDUCED 3.5% COMMISSION RATE

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

Mellieħa

Ref: DV600081 | Detached Villa | List price: €8,000 monthly



RENTED

Sliema

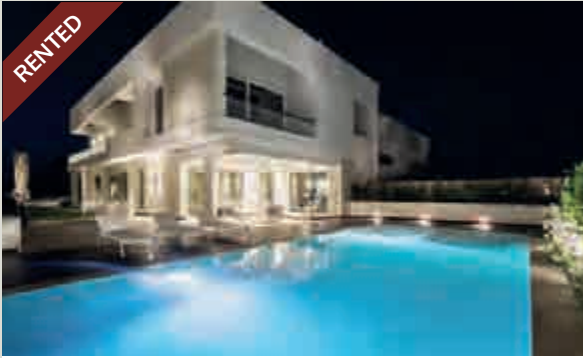
Ref: PH600201 | Penthouse | List price: €2,500 monthly



RENTED

St Julian's

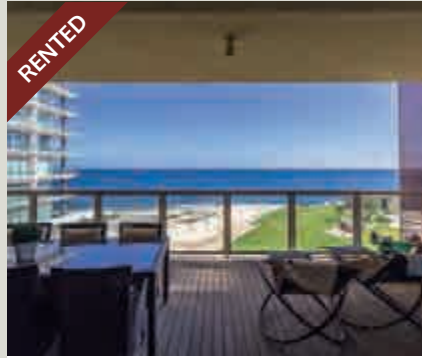
Ref: HC600228 | House of Character | List price: €3,750 monthly



RENTED

Madliena

Ref: SV500078 | Semi-detached Villa | List price: €12,000 monthly



RENTED

Tigné Point

Ref: FA601160 | Apartment | List price: €4,500 monthly



RENTED

San Pawl tat-Tarġa

Ref: DV00911 | Detached Villa | List price: €6,000 monthly



RENTED

Madliena

Ref: DV00794 | Detached Villa | List price: €6,500 monthly



RENTED

Ibraġ

Ref: SV600065 | Semi-detached Villa | List price: €6,500 monthly



RENTED

Balzan

Ref: HC500024 | House of Character | List price: €5,500 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.



MARKET TO WATCH FLORIANA

Outside the capital's walls and sheltered inside its own bastions, it has been overlooked for years. But now, Floriana is climbing up the property ladder.



PHOTOS: Chris Sant Fournier

For years, Floriana has stood in the middle – but not in a good way. It’s on your way to somewhere else: a two-traffic-lights stop through St Anne Street on your way to Valletta; a roundabout way to go to Hamrun; a detour to Sliema; and a stop-and-go then downhill to Ta’ Xbiex and Pietà.

Indeed, for many, Floriana is one long arched avenue – St Anne Street – that stretches from the baroque Lion Fountain to the War Memorial, and not much else. And most see it from behind the windows of a car.

Yet in these past months – also thanks to the spillover from Valletta’s recent status as European Capital of Culture and the capital’s rehabilitated and booming property market – Floriana has been climbing up the property ladder. Its stock of office

spaces is increasing – also thanks to the town’s vicinity to Valletta’s administrative status – its rental properties are going up and more buyers are seriously considering it as a home.

A quick pause-and-rewind to the history of Borgo Vilhena shows that even if the town was planned to further protect the new capital of Valletta from attack, Floriana has its generous share of history, culture and green spaces, with an impressive count of 15 gardens, each blossoming with its own identity.

Floriana was built between 1634 and 1721 by Grand Master Antoine De Paule under the direction of Italian military engineer Pietro Paolo Floriani. Construction started with the Floriana Lines – an outer defensive line for Valletta – and these were partially defensible by 1640. Construction and modifications continued throughout the following century.

Then in 1724, the area between the Floriana Lines and Valletta began to be built up, when Grand Master Manoel de Vilhena founded the suburb Borgo Vilhena.

“It may be small – the town only has some 2,500 inhabitants – but Floriana has some big credentials”





1



2



3

The foundation of the suburb meant that for the following decades, layer upon layer of culture and heritage started being added to Floriana’s arsenal – from the dominant parish church dedicated to St Publius and the peaceful Friary of the Capuchin Fathers to the granaries, which are the largest square on the island, Sarria Chapel, buildings basking in the view of Grand Harbour, and Floriana’s 15 gardens, which impressively occupy almost half of the town’s area.

It may be small – the town only has some 2,500 inhabitants – but Floriana has some big credentials: the largest square in Malta, the largest number of public gardens anywhere in Malta, and it has written important chapters in Malta’s political, social and sporting history.

Such a concentration of historical, cultural and architectural wealth – together with an increasingly interesting menu of bars, cafes and restaurants – are finally being rediscovered. In fact, Floriana has in recent months established itself as one of Malta’s hottest property markets, with prices rising faster than the island’s average. High demand from buyers and people wanting to rent in Floriana is driving up prices and popularity.

And the town is enjoying its moment because, after years of standing in Valletta’s shadow, it has finally opened its gates.



4



5

TALK OF TOWN

Worth the detour

1 Argotti Botanic Gardens

Argotti Botanic Gardens were originally the private gardens of Grand Master Manuel Pinto da Fonseca and were transformed into botanical gardens in 1805. At the time, medicinal herbs and plants were grown. Nowadays, against the backdrop of Floriana’s fortifications, is an oasis of oaks, oleanders, potted plants, fountains and a horticultural museum.

2 Robert Samut Hall

A 19th century Neo-Gothic marvel completed in 1883, the Robert Samut hall was originally a Methodist Church, named Wesleyan Church. Designed by architect Thomas Mullett Ellis, it was opened for worship on March 18, 1883 and was the first building in Malta to make use of electricity.

3 Sarria Church

Originally a chapel built with funds provided by the Knight Fra Martino de Sarria in 1585, it was replaced by a church dedicated to the Immaculate Conception, and built in thanksgiving for the end of the plague of 1675. The rotunda was designed by Mattia Preti and built under the direction of Lorenzo Gafa. Inside is a set of seven large canvases painted by Preti.

4 Wignacourt Water Tower

A stone structure with a three-metre high circular pedestal and a rounded tower supported by pilasters, the Wignacourt Water Tower formed part of an aqueduct system which brought water from Mdina and Rabat to Floriana and Valletta. The fountain commemorates the inauguration of the aqueduct in 1615.

View properties for sale on page 19



6

5 Sa Maison Gardens

Overlooking Marsamxett Harbour, Sa Maison Gardens – also known as Her Ladyship's (*Tal-Milorda*) garden in memory of Lady Julia Lockwood – boasts natural beauty and military heritage, as it was maintained by the army. In fact, several crests of the regiment can still be seen, engraved in the bastion walls inside the garden.

6 The Mall

A long promenade lined with trees and ponds, the Mall was originally built for the recreation of the knights. Its name derives from '*maglio*', a popular game played by the knights which involved a wooden sphere pushed along a path by a heavy mallet. Until 1942, the gardens were enclosed by high walls, which were removed after World War II. Nine monuments commemorating Maltese personalities are located in the garden.

IN THE MIDDLE



Shopping

In Valletta
Distance: 1.7km



Café life

In Sliema
Distance: 4.4km



Life's a sandy beach

At St Peter's Pool
Distance: 11.9km



Golfing

At the Marsa Golf Course
Distance: 3.8km



Dining

At the Valletta Waterfront
Distance: 1.9km



Education

University: Tal-Qroqq
Distance: 3km
Verdala International School
Distance: 7km



Hospital

Mater Dei
Distance: 4.3km



Gozo ferry

From Ċirkewwa
Distance: 26km



Arrive and depart

At Malta International Airport
Distance: 8.2km

Property highlights

Perry Estate Agents represent some very interesting real estate both for sale and for rent in this sought-after town.



Floriana Ref: HC700021 | For sale
More information on page 24.



Floriana Ref: PH00690 | For rent
More information on page 73.



Floriana Ref: DM600031 | For rent
More information on page 76.



Floriana Ref: HC600243 | For sale
More information on page 81.



Capital chapters

A majestic **Palazzo** breaks Mdina’s silence with noble stories.

For decades, Mdina has been packaged as the silent city. And indeed, it is. Early morning, the sleepy-eyed hush is like a warm winter blanket – occasionally lifted by the creak of a balcony window opening, the patter and cooing of pigeons, and the boom of the cathedral bells which, after the initial drama, fade away into rippling echoes. And late at night, all you can hear are shadowy conversations ricocheting along the narrow streets and the whispering of lovers nooked in the cranny of the old bastions.

Yet the old capital is far from silent. If you listen hard enough, you will hear the ancient stones exchanging stories that tell of centuries of occupation, battles lost and won, and the music from some noble gathering trickling down the balconies.

And every house has a story to tell. Mdina residents don’t inhabit a house – rather, they live a chapter in history.

This enchanting palazzo is one such dwelling with a long history. Most of what is known about the palazzo was compiled by Shirley Jackewicz Johnson in her publication *Splendor of Malta* (Rizzoli International Publications, New York 2001).

The author describes how the palazzo owes most of its present form to Canon Francesco Mangion, 12th Signore di Nigret – a fiefdom sold to the Order of St John in 1699 – who carried out various modifications to the dwelling.

A Grade I listed building, the palazzo also served as temporary quarters to three sisters of St Dorothy,



“The palazzo’s long history is reflected in its architecture”



who had been exiled from Portugal. The sisters stayed at the palazzo until they were able to transfer their convent to Casa Mifsud. Also, during World War II, some 60 RAF pilots and other personnel were billeted at the palazzo – the resident family lived in a few rooms in the house, while the rest were at the disposal of the officers.

The palazzo’s long history is reflected in its architecture.

In his Restoration Method Statement, Perit Edward Said details the quintessentially Maltese Baroque piece of domestic architecture. However,

this also incorporates other structures, some of which are significantly older than the 18th century fabric. Perit Said also details how Canon Mangion had acquired abutting properties and amalgamated these into a new scheme, consisting of interconnecting chambers surrounding a rectangular courtyard fully cloistered at the ground floor.

The facades on all the streets bear evidence of their medieval origins. On the ground floor, every room tells a fascinating story. Indeed, one of the chambers which Canon Mangion integrated into his residence was the Chapel of Santa Croce – Perit Said



says that what survives today is “undoubtedly one of the most interesting and finely-preserved pieces of Late-Gothic architecture in the Maltese Islands.”

The first floor, reached through a grand staircase, includes various large rooms which once served as living quarters. There is also a cluster of rooms abutting the *piazzetta* and overlying the *remissa*. Most of the rooms at the *piano nobile* are decorated with wall frieze paintings, some of which Perit Said says are “exquisitely detailed with allegorical scenes and theatrical motifs, possibly by the hand of Nicolau Nasoni”.

A long story indeed – indeed, this is just a foreword and yet more stories just wait to be rediscovered. For instance, the air-raid shelter, which lies beneath the house, is presently inaccessible, but will surely hold its own narratives. So do other rooms – all waiting to be discovered and retold.

Perry Estate Agents are proud to present as exclusive agents this rare and inspiring opportunity to acquire the palazzo. Further details on page 23.

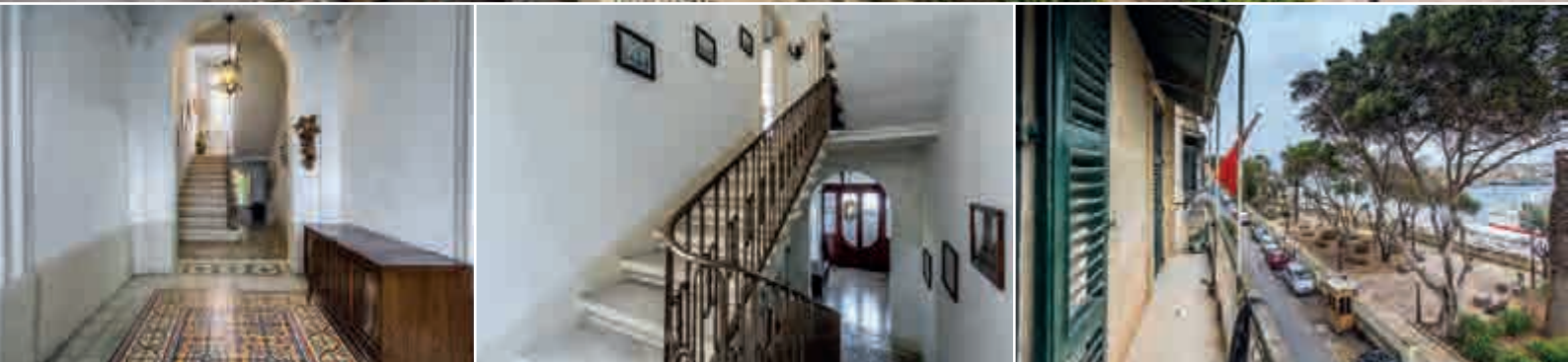


A unique seventeenth century palazzo

Mdina | Further details upon request | Ref: HC600390

We are proud to present this unique seventeenth century PALAZZO for sale, a pearl of the Medieval period, located in the heart of Mdina. This property opens through huge front doors that open directly onto an arcaded courtyard bound by walkways and ground floor rooms. Among the ground floor rooms are an old kitchen and a chapel, having its own entrance from another street. A wide staircase ascends to the "piano nobile" with its long corridor that runs the length of the palazzo, enjoying floods of natural light from its many windows and ending at entry to the magnificent main salon, enjoying a most impressive high ceiling with wooden beams. Upstairs consists of an enfilade of rooms with French doors that open up to a most pleasant and breath-taking terrace overlooking the impressive inner courtyard. A spiral staircase or "garigor" leads to the roof enjoying a roof top view of the whole town. The property also benefits from a two-car garage. This property sits in a truly fairytale setting and enjoys great commercial potential to be converted into a prestigious boutique hotel, due to its sheer size, immense beauty and unparalleled setting with the potential of attracting the most discerning of travellers looking to enjoy a stay at this unique address with a wealth of features and great history.

[View feature on pages 20-22](#)





A period seafront townhouse enjoying a wealth of original features

Floriana | €2,200,000 | Ref: HC700021

 4 Bedrooms

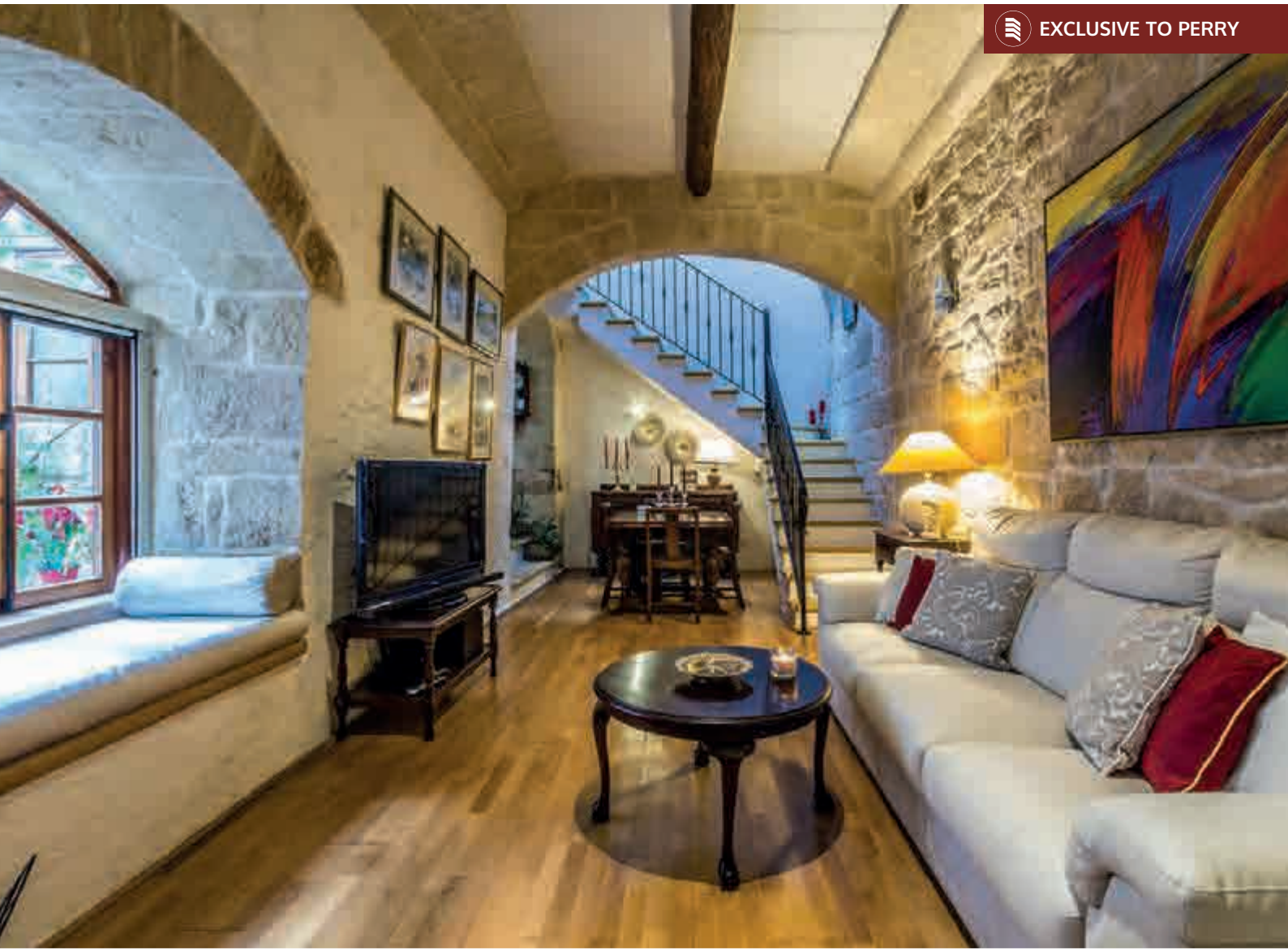
 4 Bathrooms

 Approx. 290sqm
Internal Size

 Approx. 80sqm
External Size

 Approx. 370sqm
Total Size

Rare-to-find seafront position – one of the finest townhouses in the area in one of the best locations facing the Grand Harbour with spectacular views of the Three Cities and beyond to the open sea. This property has a footprint of 110 square metres with spacious rooms throughout and enjoying a wealth of original features, including a large central courtyard, a well and many beautiful Maltese floor tiles, traditional wooden balcony and vaulted ceilings. Accommodation includes grand hallway, four bedrooms, four bathrooms, kitchen/breakfast, dining room, living room, Sala Nobile, roof terrace with amazing views and a large basement. Freehold.



A well-presented character home, finished to high specifications

Gharghur | €695,000 | Ref: HC600368



3 Bedrooms



5 Bathrooms



Approx. 185sqm
Internal Size



Approx. 15sqm
External Size



Approx. 200sqm
Total Size

A well-presented HOUSE OF CHARACTER finished to high specifications having easy parking facilities nearby and enjoying an open plan layout yet retaining most of its original features. Accommodation comprises entrance hall, sitting/dining, fitted kitchen/breakfast, guest toilet, upstairs living area, three bedrooms (all en-suite), guest toilet, laundry/kitchenette, roof terrace (ideal for entertaining), a good sized central courtyard and a cosy cellar. Must be seen! SOLE AGENTS.

EXCLUSIVE TO PERRY




A beautiful house of character in a quaint alley


Lija | €1,050,00 | Ref: HC600340

 4 Bedrooms

 3 Bathrooms

 Garage (1 Capacity)

 Approx. 127sqm Internal Size

 Approx. 134sqm External Size

 Approx. 261sqm Total Size

We are proud to present as EXCLUSIVE AGENTS, a beautiful HOUSE OF CHARACTER nestled in a quaint alley of the upmarket village of Lija, a small village in the central region of Malta and boasting some outstanding historical buildings such as the baroque parish church, the Belvedere Tower and several other small chapels. The property presents an outstanding opportunity to acquire an attractive four-bedroom property in this gorgeous village setting, having a beautiful garden and pool area. One enters into an open plan sitting/dining area with large widows letting in floods of natural light and overlooking the pretty and picturesque garden and swimming pool, ideal for entertaining. On ground floor one also finds a separate fully fitted and equipped kitchen with breakfast area and large double bedroom with en-suite bathroom. Upstairs at first floor level one finds three double bedrooms, main with an en-suite bathroom. Property also benefits from a cellar and a separate one car lock-up garage. Other extras include 15 solar panels.

The property is conveniently located within short walking distance to all amenities. Freehold.


 EXCLUSIVE TO PERRY


A prestigious palazzo featuring stunning architecture


Valletta | €4,500,000 | Ref: HC600135

 8 Bedrooms

 4 Bathrooms

 Approx. 600sqm
Internal Size

 Approx. 130sqm
External Size

 Approx. 730sqm
Total Size

A remarkable converted PALAZZO with one of Valletta's most beautiful facades featuring stunning Rococo architecture in a quiet street but close to the centre of the city. This incredible property has breathtaking views of the Grand Harbour from the roof and no expense has been spared in bringing this prestigious property back to its original condition whilst adding new elements including a lift, new bathrooms, a flat-let, two fully fitted kitchens, new cabling, apertures and air-conditioning throughout not to mention an array of exceptional original features such as the central courtyard, water well, exposed wooden beams, Maltese balconies and exquisite stonework. There is also space for a garage and two separate entrances. This property would make a magnificent home or boutique hotel and could also be used as a corporate headquarters for a bank or large company seeking to make a presence in Malta. Over 700 square metres of space in all spread over five floors with approximately 20 rooms. Commercial and residential permits in hand.

EXCLUSIVE TO PERRY




An immaculate and charming house of character


Żebbuġ | €2,500,000 | Ref: HC600288

 6 Bedrooms

 5 Bathrooms

 Garage (2 Capacity)

 Approx. 493sqm
Internal Size

 Approx. 558sqm
External Size

 Approx. 1,051sqm
Total Size

An immaculate and charming HOUSE OF CHARACTER with guest annex, having origins dating hundreds of years, situated in a quiet and desirable part of this historical, central town and a short walking distance to all amenities of the town centre. A traditional timber front door opens into a welcoming reception hall, overlooking a beautiful courtyard. The hall leads to a spectacular and elegant mill room with a dramatic arched ceiling, being used as the formal sitting room. Further along the hall, the house opens up into a large open plan fully fitted and equipped immaculate kitchen/sitting/dining area all leading onto a wonderful pool area with large deck, ideal for entertaining. A modern elevator leads to the three double bedrooms with en-suite bathrooms upstairs. This unique property further comprises an independent three bedroom guest house and interconnecting two car lock up garages. The house is extremely well presented, boasting magnificent period features and rooms of large proportions throughout, with secondary accommodation, and stunning outdoor areas including a larger than usual swimming pool. A rare find and truly worth viewing. SOLE AGENTS.



A sublime property enjoying spectacular harbour views

Senglea | €1,350,000 | Ref: HC600389



3 Bedrooms



2 Bathrooms



Approx. 150sqm
Internal Size



Approx. 30sqm
External Size



Approx. 180sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS, an inspiring opportunity to acquire this very rare to come by, prestigious residence. The property has been painstakingly restored/converted and finished to a truly sublime standard by its present owners. The property is spread over three main floors of accommodation, each one entirely facing the impressive panorama of the grand harbour, Fort St Angelo and yacht marina. At ground floor level, one finds a welcoming hallway and the owners suite benefiting from an en-suite bathroom. At first floor level is an open plan kitchen/sitting/dining room and at second floor level are two further double bedrooms and a guest bathroom. A private roof area with kitchenette and laundry, also enjoying a sizable seafront terrace. This house of character comes with many extras such as underfloor heating in bathrooms and built in media system as well as security systems such as alarm and CCTV, fully automated including surround sound system, intelligent lighting and electric blinds/curtains.



Lija | €2,500,000 | Ref: HC600388



6 Bedrooms



6 Bathrooms



Approx. 280sqm
Internal Size



Approx. 320sqm
External Size



Approx. 600sqm
Total Size

Well curated HOUSE OF CHARACTER in this highly sought-after village. This property enjoys central heating, VRF system throughout and underfloor heating. Comprises six bedrooms, four of which have en-suite, main bathroom, guest toilet, study, a central courtyard, dining area a nice foyer hallway that leads you to a wide-open living area with double height ceilings. A fully equipped kitchen, sizeable pantry and kitchen breakfast. A well-proportioned, 360sqm pristine garden with a spacious pool and entertainment area.



Qrendi | €875,000 | Ref: HC600333



3 Bedrooms



3 Bathrooms



250sqm
Internal Size



150sqm
External Size



400sqm
Total Size

A charming HOUSE OF CHARACTER set in a tranquil area, meticulously restored to great detail retaining all of its original traditional features such as arches, wooden beams, original timber doors, patterned flooring, ciangatura, mill room and original fulklar. Most of the rooms overlook a large swimming pool surrounded by exotic trees and an attractive entertaining area enjoying absolute privacy. Accommodation comprises hall, sitting room, dining room, kitchen, living room, three double bedrooms, bathroom en-suite, two shower rooms (en-suite), guest toilet, utility room, laundry and a large terrace.



Safi | €1,200,000 | Ref: HC600307



4 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 220sqm
Internal Size



Approx. 155sqm
External Size



Approx. 375sqm
Total Size

A truly wonderful, recently converted HOUSE OF CHARACTER finished to very high standards throughout, situated in this tranquil village yet enjoying all amenities enjoying an abundance of light in all rooms. Comprising hall, sitting/dining, fitted kitchen/breakfast, four bedrooms, three bathrooms (two en-suite), laundry, garden and swimming pool. Also included with the property is a one-bedroom annex with an underlying garage and garden. SOLE AGENTS.



 EXCLUSIVE TO PERRY

Żebbuġ | €595,000 | Ref: HC600337



3 Bedrooms



3 Bathrooms



Approx. 141sqm
Internal Size



Approx. 51sqm
External Size



Approx. 192sqm
Total Size

An attractive and well-presented HOUSE OF CHARACTER presently enjoying one floor accommodation in the form of entrance hall, study, kitchen/breakfast, large living/dining (mill-room), three bedrooms, two bathrooms, laundry, storeroom and two courtyards. Permits in hand to convert to two floors enjoying an open plan kitchen/sitting/dining leading out onto a garden with swimming pool and entertaining area, pantry, study, guest toilet, master bedroom (with en-suite and walk-in) leading out onto a terrace overlooking the garden, two further bedrooms (both with en-suite), laundry and roof with air-space. Possibility of parking available. Must be seen. SOLE AGENTS.

Żebbuġ

Ref: HC600254 | €890,000

A magnificent double fronted TOWNHOUSE situated within walking distance to all the main amenities. 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.



Qormi

Ref: HC600298 | €985,000

Tastefully designed and recently converted HOUSE OF CHARACTER situated on one of the nicest streets of this town, this property comprises a lovely foyer, a spacious study, a wide open space in the form of an open plan kitchen, living and dining area with a big opening leading out to the pool/pool area which would make an ideal entertaining area, store room, pantry, guest toilet, 4 large bedrooms, 2 bathrooms, 1 en-suite, and washroom.

Żurrieq

Ref: HC600268 | €980,000

This expertly converted HOUSE OF CHARACTER offers an exciting blend of traditional features and modern furnishings. The property layout consists of a reception area, spacious open plan kitchen/dining, lounge, and guest toilet on the ground floor. There is also alluring access to a beautiful 200sqm garden and private swimming pool area. Four double bedrooms (master with en-suite) and main bathroom, laundry, two sunny terraces ideal for soaking up the views of the surrounding town.



Dingli

Ref: HC600387 | €420,000

A newly built TOWNHOUSE in this quaint village of Dingli. Property is being offered in shell form with the option of being finished at purchasers request. Property comes in the form of a hall, open plan layout lounge/dining leading onto a back yard, separate kitchen/breakfast area, box room and a main bathroom. At first floor level are 3 double bedrooms (main with en-suite) and a main bathroom. At roof level is a washroom leading onto a roof terrace with pool. Included is a 2 car lock up garage.

Attard

Ref: HC600357 | €1,800,000

A wonderful double fronted TOWN HOUSE situated in a highly sought-after area. This marvellous property enjoys a lovely garden measuring approximately 580sqm full of different fruit trees, space for pool, barbeque and outdoor lounge. Accommodation comprises of a lovely entrance hall with lateral rooms, separate sitting/dining room with fireplace, kitchen/breakfast leading to a terrace overlooking the garden, living room, three bedrooms, Sala mobile, two bathrooms, laundry room and a terrace overlooking the mature garden.



Zebbug

Ref: HC600155 | €950,000

An impressive HOUSE OF CHARACTER situated in a historical town. The property is full of features, including high ceilings, wooden beams, beautiful floor tiles. Accommodation comprises hallway leading to two beautiful, large rooms on either side including an office. A lovely large room with fireplace leading onto the sitting room, fully equipped kitchen, breakfast, courtyard, a spacious room which could be used as the guest annex and serve as a fourth bedroom. Three bedrooms, all enjoying en-suite and 2 private dressing rooms. At this level one also finds several terraces.



Balzan

Ref: HC600085 | €1,300,000

An outstanding HOUSE OF CHARACTER situated in the heart of this popular village. Comprises two large outdoor areas, one central courtyard with a sunny terrace situated above, the other includes a private garden, swimming pool, deck area and an independent annex. Entrance hallway which opens onto the courtyard, sitting/dining room with fireplace, kitchen/breakfast, living room, study, 5 bedrooms (4 with en-suite) and outdoor terraces, bathroom, guest toilet and laundry room. The property also includes a separate two bedroom flat-let and garage.

Mosta

Ref: HC500210 | €1,650,000

Double fronted CHARACTER RESIDENCE set in the heart of this town. Accommodation comprises hall way, office, sitting, dining room has doors opening into the private central courtyard and a guest shower room, equipped kitchen and breakfast room. A large living room leads to the mature landscaped garden and two other rooms. Master bedroom including dressing room, walk-in wardrobe and shower room, another bedroom has an en-suite, laundry room and an upstairs terrace which is also being used as a kitchenette.



Naxxar

Ref: HC500207 | €1,300,000

An attractive HOUSE OF CHARACTER full of authentic features. Converted by its present owners leaving intact all the old authentic features which date back to the 18th century, accommodation comprises of a hall, large mill room transformed into a sitting/dining room, study, fitted kitchen with appliances, 3 double bedrooms (master with walk-in wardrobe/dressing room), 3 bathrooms en-suite, 2 guest cloakrooms, laundry room, terraces and a large central courtyard ideal for entertaining leading to a large swimming pool.

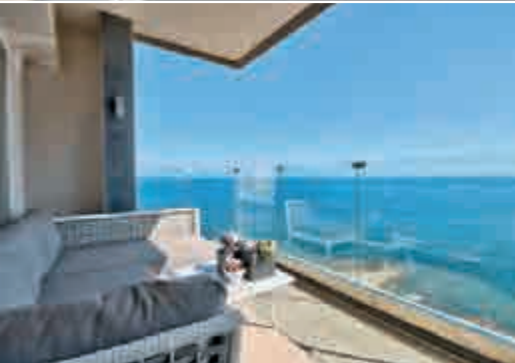
Attard

Ref: HC600385 | €2,950,000

This marvellous HOUSE OF CHARACTER situated in a delightful area has a garden, swimming pool and access to an optional adjoining 2-bedroom house of character used as a guest annex fully equipped with its own entrance from another road. Accommodation comprises entrance hall, sitting room with fireplace, dining, fitted kitchen/breakfast, living, study, 5 bedrooms, 3 bathrooms (2 en-suite), living room with a terrace overlooking the garden, cloakroom, laundry. Car port, garage and separate studio completes this property.



EXCLUSIVE TO PERRY



An immaculate apartment located on a high floor

Sliema | €1,399,000 | Ref: FA601178



3 Bedrooms



2 Bathrooms



Approx. 149sqm
Internal Size



Approx. 18sqm
External Size



Approx. 167sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS, this immaculate APARTMENT located on a high floor of this sublime, new building, found on Sliema's prime seafront – the prestigious Tower Road. This exceptional property offers wonderful living spaces. One enters a welcoming, bright and open plan, fully fitted and equipped kitchen/sitting/dining all enjoying spectacular sea views and leading onto a sizable terrace. The kitchen comes complete with everything including Miele coffee maker and wine refrigerator. Down the hallway one finds a laundry room, guest bathroom and three bedrooms (main with en-suite bathroom). This beachfront apartment enjoys an exceptional finish throughout and is being offered fully furnished with high-end polyform furnishings and complete with everything including beautiful works of art by local artists adorning the walls and all kitchenware, linens, appliances. The apartment is a stone's throw from the sea and moments from the main shopping areas and all amenities. Must be seen to be fully appreciated.

EXCLUSIVE TO PERRY



A spectacular apartment in a standard-setting lifestyle development

Portomaso | €1,795,000 | Ref: FA601355



4 Bedrooms



3 Bathrooms



2 Private Car Spaces



Approx. 215sqm
Internal Size

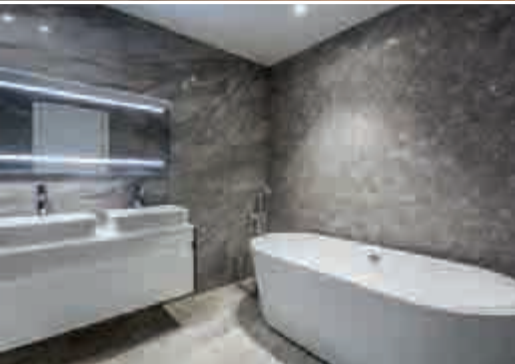


Approx. 43sqm
External Size



Approx. 258sqm
Total Size

We are delighted to have been appointed as EXCLUSIVE AGENTS for this stunning SEAFRONT APARTMENT, enjoying possibly the best views in this leading high-end marina development. The property enjoys panoramic views over the yacht marina and open seas beyond. Spanning across a total of 258.25 square metres in total (215.35sqm internal and 42.40sqm external) on a high floor and with double lift access, can be found four bedrooms (main with en-suite), guest bathroom, guest lavatory, utility room and culminates in a most magnificent open plan kitchen/sitting/dining room, all benefiting from wonderful sea views and opening up onto an expansive seafront terrace, ideal for entertaining. The apartment is being presented in immaculate condition and finished to a high standard, also includes two parking spaces with lift access in the underlying car park. The property forms part of one of Malta’s most prestigious and high-end residential complexes – Portomaso, a unique waterfront residential development covering an area of approximately 128,000 square metres.



A newly built development in the best area of St Paul's Bay

St Paul's Bay | Starting from €700,000 | Ref: FA501151



3 Bedrooms



2 Bathrooms



Approx. 191sqm
Internal Size

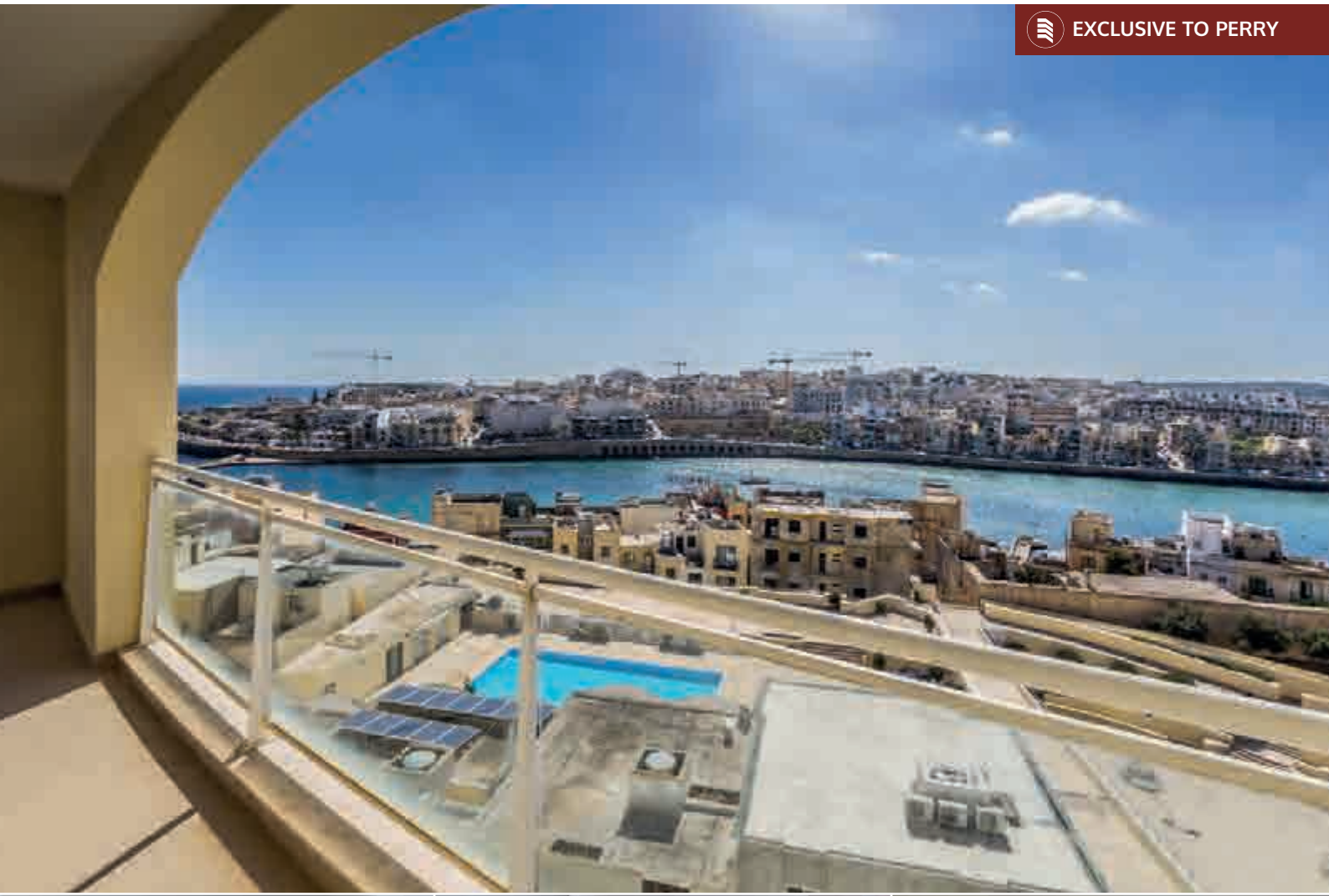


Approx. 33sqm
External Size



Approx. 224sqm
Total Size

Newly built block of SEAFRONT APARTMENTS, situated in the best area of St Paul's Bay, seconds away from the seafront and most amenities. Property layout consists of an open plan kitchen/living/dining area, leading onto a large front terrace enjoying stunning open sea views, pantry/store room, main bathroom (with underfloor heating), laundry room, three double bedrooms, master bedroom en-suite (with underfloor heating) with walk-in wardrobe and a back balcony. Property is being sold highly finished including bathrooms, internal doors and VRF AC system, with parquet flooring in all the bedrooms. Optional garages available.



A beautiful apartment finished to luxurious standards

Ta' Monita Residence | €550,000 | Ref: FA601314



3 Bedrooms



2 Bathrooms



Garage (optional)



Approx. 158sqm
Internal Size

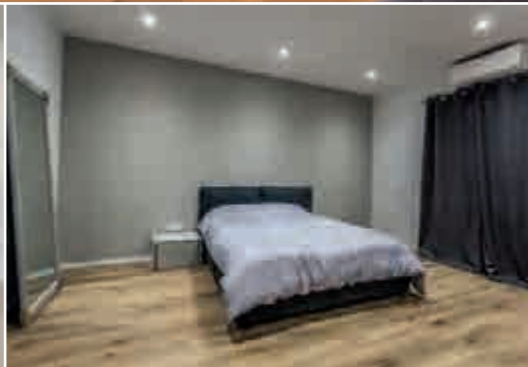


Approx. 27sqm
External Size



Approx. 185sqm
Total Size

A beautiful APARTMENT finished to luxurious standards, located in Ta' Monita Residence, an established lifestyle development situated in Marsascala, a picturesque locality in the south of the Island which has become one of Malta's most up-and-coming seaside destinations. Accommodation comprises a hall, spacious open plan kitchen/sitting/dining room opening onto a large terrace from which sea/bay views can be enjoyed, 3 bedrooms, 2 bathrooms (1 en-suite), rear terrace and laundry room. The property has never been lived in and being sold inclusive of all new modern furnishings, appliances, fixtures and an air-conditioning system. Owners can also benefit from the use of a communal swimming pool and restaurants, bars, public transport as well as scenic promenades and playgrounds for families to enjoy are within walking distance. A variety of lock-up garages of different sizes are available at optional cost.



A newly refurbished and furnished apartment

Sliema | €1,250,000 | Ref: FA601370



3 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 180sqm
Internal Size



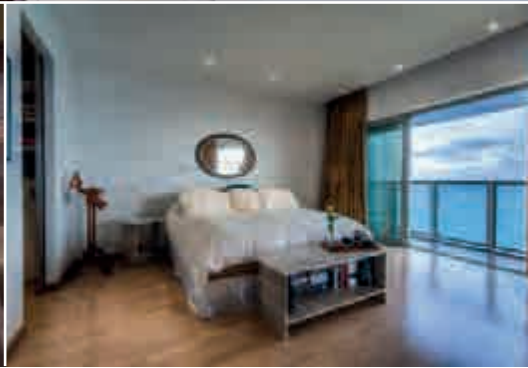
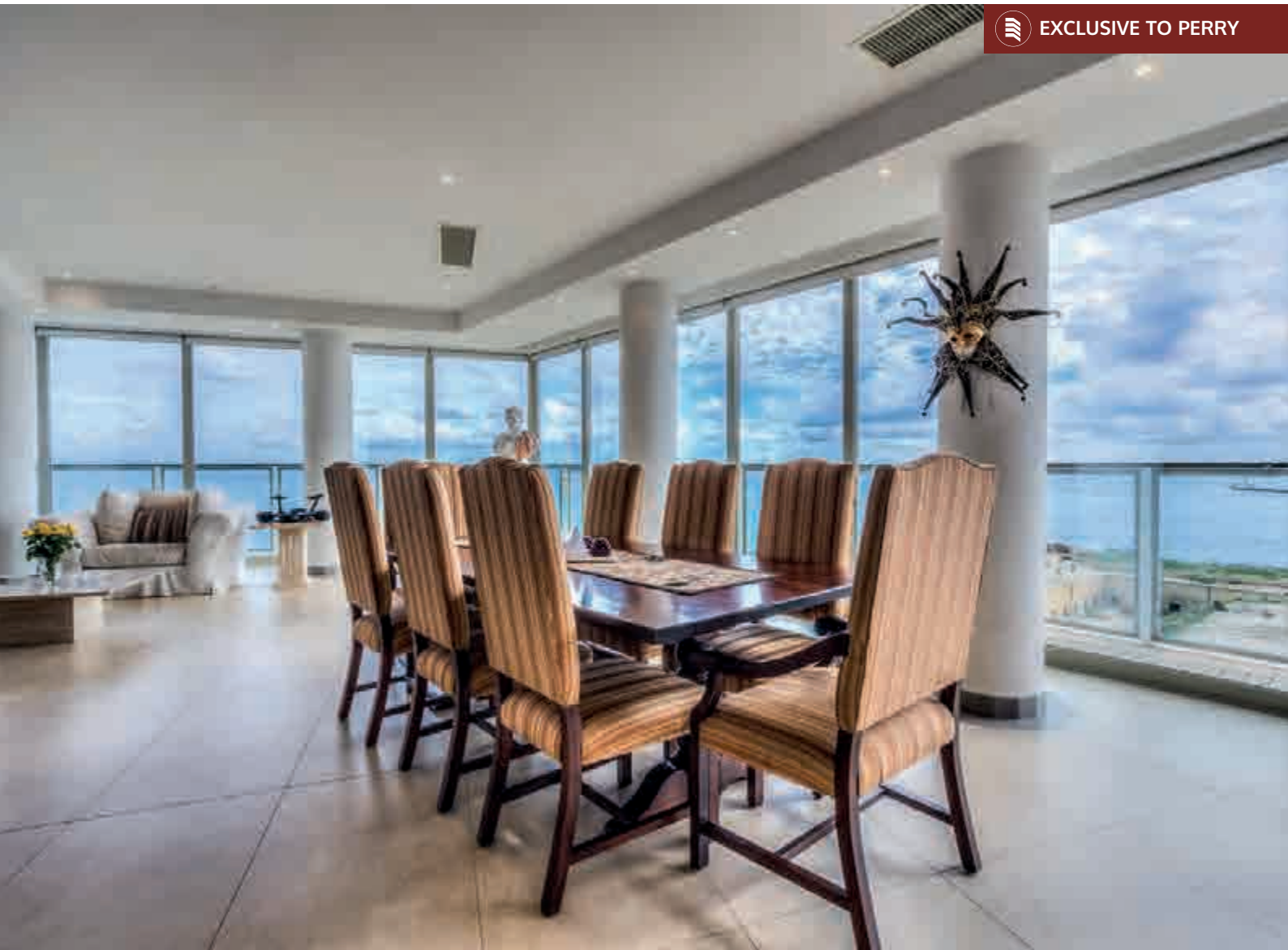
Approx. 5sqm
External Size



Approx. 185sqm
Total Size

A wonderful and sizable APARTMENT, located on a high floor and occupying a prime spot, enjoying breathtaking views across to the sea, in one of Sliema's most sought after seafront addresses – Tower Road. Newly refurbished and furnished with a brand-new fitted kitchen to provide comfortable and contemporary living. Accommodation comprises welcoming hall, large open plan sitting/dining room with lovely large and newly installed double-glazed apertures looking out to sea, separate fully fitted and equipped kitchen also with sea views, three double bedrooms, main with en-suite bathroom and guest bathroom. The property also benefits from an underlying car space with lift access. A short walk from the apartment gets you to the town centre with a vast array of amenities, restaurants and retail shops as well as beach clubs.

 EXCLUSIVE TO PERRY



An impeccable apartment enjoying spectacular seafront terraces

Tigné Point | €2,950,000 | Ref: FA601187



3 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 246sqm
Internal Size

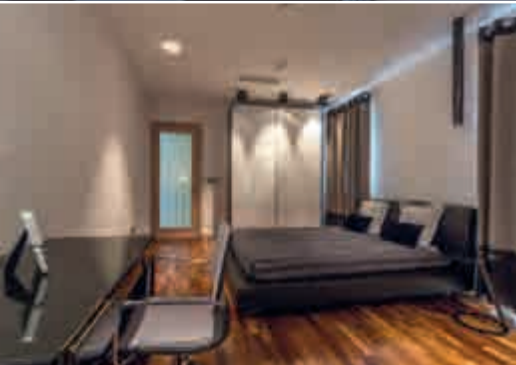


Approx. 56sqm
External Size



Approx. 302sqm
Total Size

Very spacious beautiful corner SEAFRONT APARTMENT in impeccable condition situated on a high floor enjoying the most breath-taking views of Valletta and the harbour. Entrance comprising hall, very large sitting/dining, living, kitchen/breakfast, three double bedrooms all with sea views. The master with dressing room and bathroom en-suite, two further bathrooms, laundry room. The property is surrounded by large seafront terraces. Also included is a two car lock up garage.



An exquisite apartment enjoying breath-taking views

Tigné Point | €2,500,000 | Ref: FA600793



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 206sqm
Internal Size

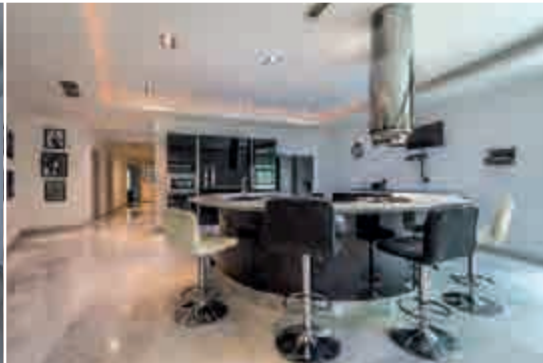


Approx. 32sqm
External Size



Approx. 238sqm
Total Size

An exquisite APARTMENT, forming part of Tigné Point Complex, a lifestyle development best known for its 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, vast swimming pool for the sole use of residents, enjoying breath-taking, unobstructable views of the dramatic 16th century bastions of Valletta. The apartment on offer is set on a high floor, layout of 238sqm approximately. Accommodation comprises an entrance hall, large open plan kitchen/living/dining room which opens onto a spacious front terrace enjoying spectacular views of Valletta, Marsamxett Bay and Manoel Island; three double bedrooms, two bathrooms (main with en-suite), two utility rooms, laundry room and two other terraces. Also includes an underlying two car lock-up garage. The development that this apartment forms part of also provides extensive open public spaces as well as a series of fore shore walkways!



A spacious corner seafront apartment

Ta' Xbiex | €1,580,000 | Ref: FA06014



3 Bedrooms



3 Bathrooms



1 Private Car Space



Approx. 328sqm
Internal Size



Approx. 54sqm
External Size

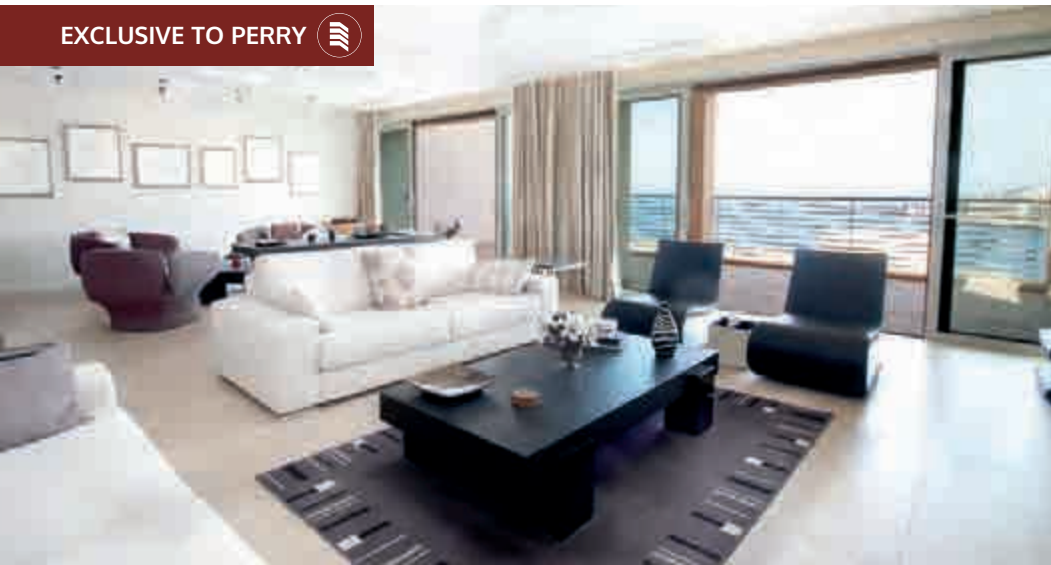


Approx. 382sqm
Total Size

A spacious corner seafront APARTMENT, enjoying stunning views of the Marina and Valletta bastions, set in this elite location amongst embassies and beautiful period homes. The internal layout is spread on approximately 330sqm and a large 40sqm front terrace, also having its own private side entrance. Forming part of this exclusive residential block, having an impressive lobby and one of the very few blocks that offer a concierge service. Accommodation comprises of a welcoming entrance, a large sitting/dining area (150m) leading onto the front terrace, fully equipped kitchen/breakfast, study, three double bedrooms, master bedroom with walk in robe and en-suite bathroom, two other bathrooms, utility room and a good-sized back yard. The property is finished to high standards, with marble flooring, fully air conditioned, includes a surround system, CCTV camera, alarm system and a car space in the underlying garage.

Highly recommended for the more discerning. Freehold

EXCLUSIVE TO PERRY



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



4 Bedrooms



5 Bathrooms



Garage (2 Capacity)



Approx. 305sqm
Internal Size



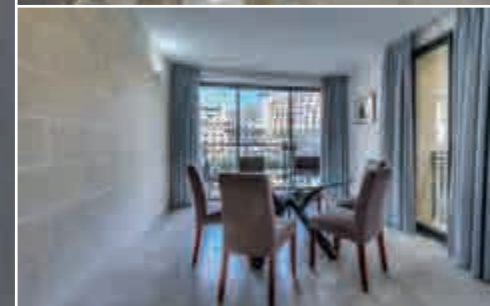
Approx. 208sqm
External Size



Approx. 513sqm
Total Size

A most spectacular seafront triplex PENTHOUSE commanding open views of the capital city Valletta and breathtaking seaviews 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 area 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 room, box room, another kitchenette, and a lovely private pool with entertaining area and stunning views all round, as well as a guest toilet shower room. Also included is a two car underlying garage. SOLE AGENTS.

EXCLUSIVE TO PERRY



Portomaso | €1,100,000 | Ref: FA601272



3 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 200sqm
Internal Size



Approx. 26sqm
External Size



Approx. 226sqm
Total Size

A spectacular APARTMENT forming part of this standard-setting lifestyle development widely considered as the Island's most exclusive address. This seafront project comprises of many amenities including 5-star deluxe Hilton hotel with its leading gym, pool club etc., a yacht marina, 23-storey business tower a major conference venue underground car park restaurant and a shopping mall. The apartment being offered comprises welcoming hall, open plan kitchen/sitting/dining leading out onto a fantastic sizable terrace overlooking the marina, three bedrooms main with en-suite bathroom and an underlying car space.

Portomaso, St Julian's

Ref: FA601254 | €895,000

An opportunity to acquire this marina facing APARTMENT, located in the much sought after Portomaso development. Measuring approx. 167sqm, it includes a large terrace overlooking the marina, 2 bedrooms (main with en-suite), guest bathroom, living, separate laundry/ utility room, fitted kitchen with appliances and an optional garage space offered at €50,000. The on-site amenities are exceptional with access to a residents swimming pool and other amenities at the nearby Hilton Hotel, including the gym and fantastic array of restaurants.



Ta' Monita Residence

Ref: FA601249 | €375,000

An immaculate APARTMENT forming part of Ta' Monita Residence development in Marsascala. The development of which this apartment forms part, offers an exclusive new lifestyle in one of Malta's most desired localities. Also available in this attractive lifestyle development is a large communal swimming pool and a beautiful central piazza. Property comprises an open plan fully fitted kitchen/sitting/dining area leading onto a front terrace with sea views, 2 double bedrooms (main with en-suite), guest bathroom and laundry/utility room.

Tigné Point

Ref: FA501122 | €1,785,000

A modern APARTMENT enjoying plenty of natural light in all rooms. This property is part of a popular development enjoying the use of a swimming pool and shopping complex. Accommodation comprises open plan living, dining and study area leading out onto a terrace with outdoor dining and fabulous sea views, kitchen with another balcony, 3 double bedrooms, main en-suite, main bathroom and laundry room. Property is being sold fully furnished. Price includes a one car space.



Sliema

Ref: FA601026 | €980,000

A wonderful seafront APARTMENT, situated on a high floor, forming part of a popular building. Accommodation comprises large sitting/dining room leading onto a balcony taking in open views of the local area, including Spinola Bay, Portomaso and the open sea. Property comprises 3 bedrooms and 2 bathrooms (1 en-suite), laundry, storeroom and a car space. This attractive property is also moments from the fashionable restaurants and shops, which provide the great town atmosphere in the heart of Sliema.

St Julian's

Ref: FA500962 | €875,000

A brilliant APARTMENT providing fantastic entertaining space. Accommodation comprises large open plan kitchen/sitting/dining room leading onto a balcony taking in open views of the local area, including Spinola Bay, Portomaso and the open sea. Property comprises 2 double bedrooms, both with bathroom en-suite, guest toilet, laundry and a storeroom. Further complementing this property is an A/C unit in all the rooms and the property will be sold fully furnished. Optional car space.



Birżebbuġa

Ref: FA601029 | €700,000

A most beautiful, DETACHED CLASSIC APARTMENT set in a period property enjoying marvellous, unobstructed sea views of this picturesque bay, having spacious accommodation throughout, featuring a large back garden with ample space for a swimming pool. Comprising hall, sitting/dining, kitchen/breakfast, 3 bedrooms, 2 bathrooms, laundry, storage, underlying garage and large terraces.



Fort Cambridge

Ref: PH500235 | €1,350,000

A SEMI-DETACHED PENTHOUSE enjoying sea views of Sliema creek, Valletta and Manoel Island. Property forms part of this award winning special designated area development which includes a communal swimming pool and gym facilities. Accommodation comprises kitchen living dining area leading onto a terrace, 3 bedrooms, main bathroom and en-suite. This property has its own 188sqm full roof, with bar area, Jacuzzi, shower room and entertaining area. Included is a 2-car garage within the same block.

Valletta

Ref: DP500051 | €1,550,000

A unique, finished and furnished DUPLEX PENTHOUSE enjoying breathtaking views of the Grand Harbour. Property forms part of a newly refurbished block of only 4 served with lift. Accommodation comprises open plan layout kitchen/lounge/dining, guest toilet, 3 double bedrooms (main en-suite), main bathroom, dressing room and laundry area. At the upper most level is a lovely roof terrace ideal for outside entertaining and al fresco dining. Viewing is highly recommended. Freehold.



Portomaso, St Julian's

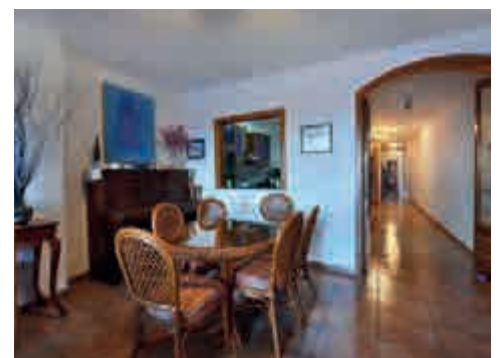
Ref: PH600237 | €5,750,000

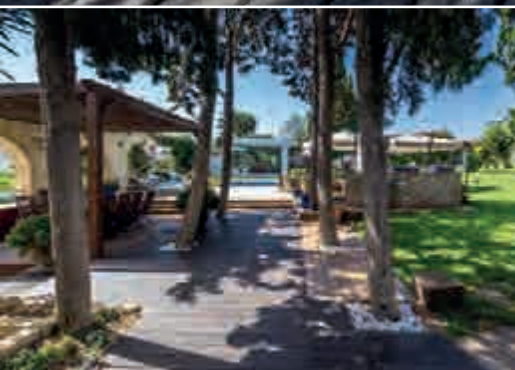
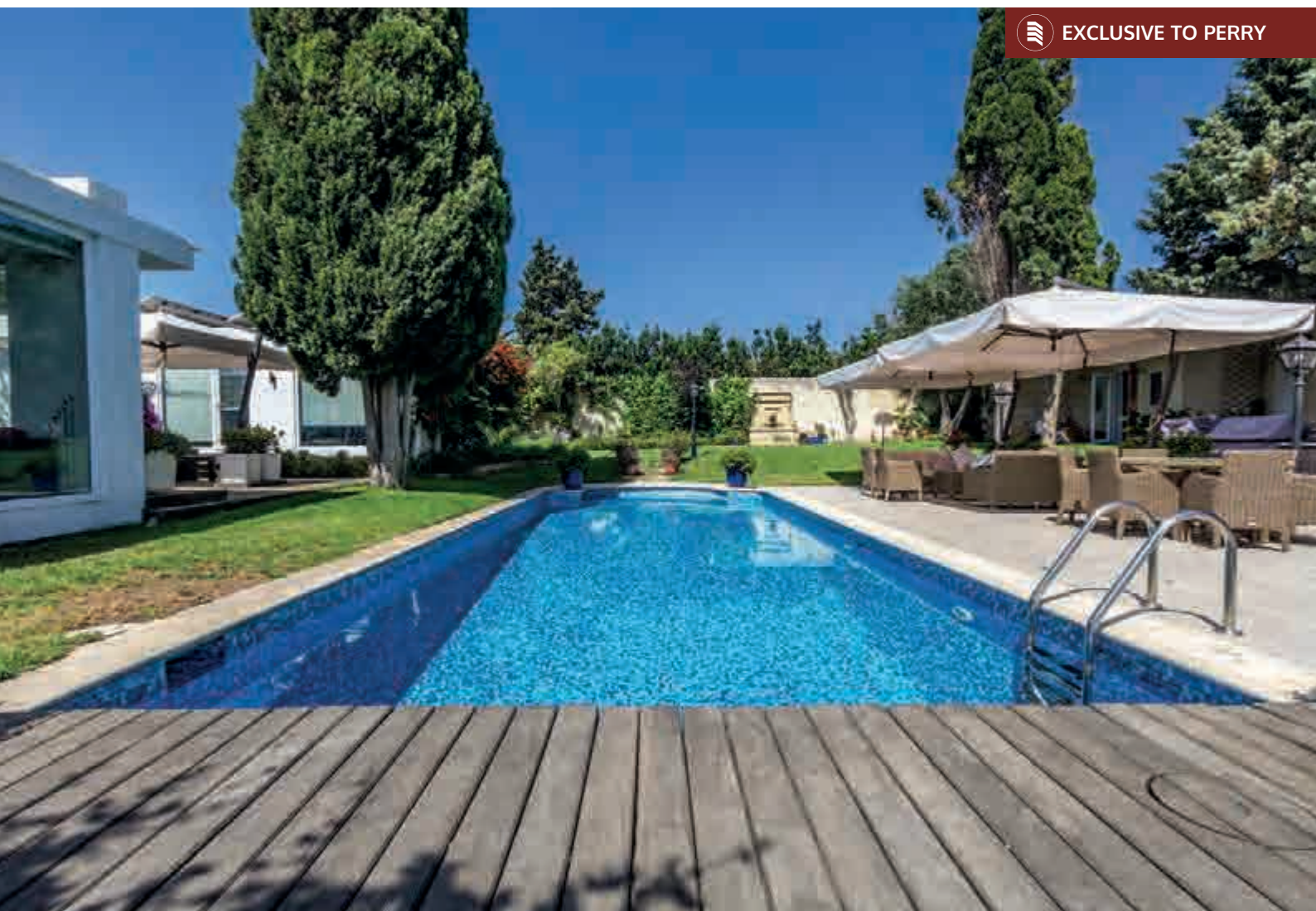
Probably the best positioned PENTHOUSE at the much sought after Portomaso development. Comprises living room, a wonderful dining room a library/study. 6 large bedrooms, 5 of which have en-suite facilities and walk-in wardrobes. Fully fitted kitchen leading onto a beautiful terrace with ideal for fresco dining and an unusual feature – a large wine cold room. Also included is an underlying 2 car spaces accessed by lift.

Sliema

Ref: FA601317 | €760,000

A well-kept SEAFRONT APARTMENT having a good-sized front balcony commanding marvellous unobstructed sea views, located in this prime location and enjoying the lovely promenade and the beachfront right opposite the apartment block. Comprising hall, sitting/dining, fitted kitchen/breakfast, 2 bedrooms, main bathroom, shower en-suite and back balcony.





A spectacular country residence boasting 6,000sqm of land

Burmarrad | Further details on request | Ref: DV600079



5 Bedrooms



5 Bathrooms



Garage (1 Capacity)









Approx. 6,000sqm
Size of Grounds

The attraction begins from the moment you step through the gate, totalling over 6,000sqm of land. One finds a carport before entering. Accommodation comprises welcoming hall, sitting, dining, living, kitchen/breakfast with pantry, study, four bedrooms with large terraces enjoying views (all with bathroom en-suite, main bedroom with walk-in), guest bathroom, cloakroom, underlying flatlet, laundry and backup generator. A cottage within the premises comprises kitchen/living room, bedroom and bathroom. Dwellings lead onto a lawn with a large swimming pool, garden, fully equipped poolside conservatory (living, kitchen, bathroom), patio, Jacuzzi, barbeque, games room, gym, five stables, saddle room, two paddock areas, workshop and a secondary car port leading to a garage. SOLE AGENTS.

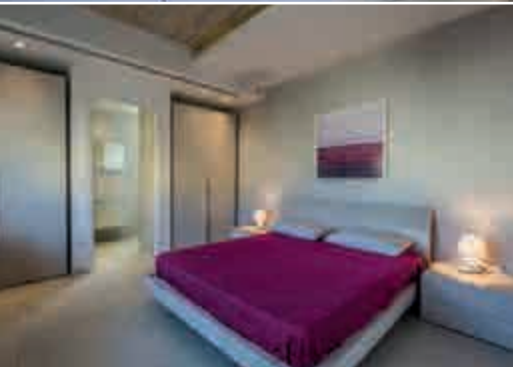


A prestigious home with an imposing façade

Balzan | €2,100,000 | Ref: DV600057

- 
 5 Bedrooms
- 
 3 Bathrooms
- 
 2 Garages (4 Capacity)
- 
 Approx. 500sqm
 Internal Size
- 
 Approx. 300sqm
 External Size
- 
 Approx. 800sqm
 Total Size

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



A wonderful villa finished to high specifications

Balzan | €1,290,000 | Ref: SV600072



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 180sqm
Internal Size



Approx. 100sqm
External Size



Approx. 280sqm
Total Size

We are proud to present as SOLE AGENTS this wonderfully secluded and bright SEMI-DETACHED VILLA, in the quaint village core of the sought after village of Balzan. This beautifully presented house occupying a quiet position, set back from the pretty alley leading to it, has a plot size of approximately 280sqm, is set on three floors, and is well screened on all sides and surrounded by neighbouring gardens. The house has been finished to the highest specifications throughout by the current owners and provides excellent family accommodation. The handsome entrance opens into a large open plan kitchen/sitting/dining area leading to the centrepiece of the house, a delightful pool and garden area which makes for an ideal place to entertain and enjoy the sun. On the first floor there is a large master bedroom with en-suite bathroom and walk-in wardrobe, a further bedroom also with en-suite bathroom and walk-in wardrobe. At this level there is also a bright and spacious terrace overlooking the pool. There is a further double bedroom once again with en-suite bathroom on second floor level making it three bedrooms all with en-suite facilities. Property also includes a very valuable one car lock up garage and is conveniently located within short walking distance to all amenities.




A truly remarkable villa commanding marvellous views


Mellieħa | €4,300,000 | Ref: DV600073


 6 Bedrooms

 6 Bathrooms

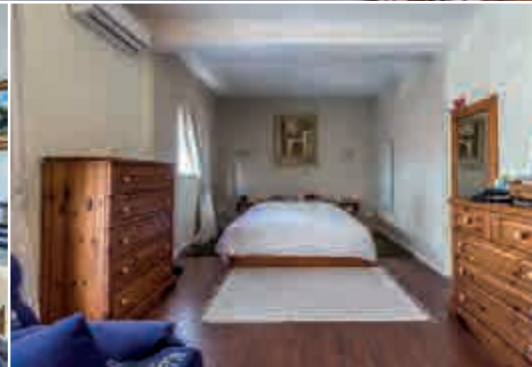
 Garage (4 Capacity)

 Approx. 606sqm
Internal Size

 Approx. 336sqm
External Size

 Approx. 942sqm
Total Size

Santa Maria Estate. A truly remarkable FULLY DETACHED VILLA commanding marvellous views from most rooms of Mellieħa Bay, Gozo and Comino having a luxurious finish throughout with no expense spared such as underfloor heating and concealed air-conditioning throughout, triple thermal glazing and aluminium enjoying spacious accommodation throughout all the property. Comprising hall, sitting, dining, fitted kitchen/breakfast, living, study, six bedrooms (all having a shower/bathroom en-suite), laundry, storage rooms, large garage, terraces, garden and swimming pool.



An attractive, well-kept villa with space for swimming pool

Attard | €895,000 | Ref: SV600094



3 Bedrooms



3 Bathrooms



Garage (4 Capacity)



Approx. 220sqm
Internal Size



Approx. 160sqm
External Size



Approx. 380sqm
Total Size

An attractive, well-kept SEMI-DETACHED VILLA enjoying an open plan layout and spacious rooms throughout situated close to all amenities. Comprising hall, sitting/dining having a wood burning stove, fitted kitchen/breakfast, guest toilet, 3 double bedrooms, study, main bathroom, shower en-suite, laundry, drive in with a 4-car garage, large storage area in basement, wine cellar, garden with space for a swimming pool. SOLE AGENTS.

Birguma

Ref: SV600092 | €1,150,000

A spacious SEMI-DETACHED VILLA situated on a quiet road in this sought-after location, benefitting from a swimming pool and a good-sized deck area. Accommodation comprises hallway, sitting/games room, dining, fully equipped kitchen/dining room, living, 4 bedrooms, master enjoying an en-suite, main bathroom, guest toilet, laundry, utility room, basement, drive in for 2 cars and a 1 car garage. Property also includes 5x AC units, wood burning fireplace and a central heating system for every room.



Mellieħa

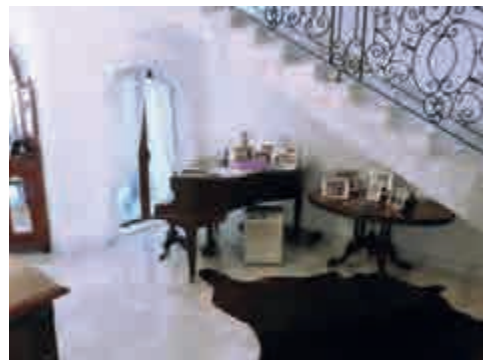
Ref: BD600021 | €1,750,000

A brilliant DETACHED BUNGALOW comprising living room overlooking a salt water pool and deck area, combined kitchen/dining, 3 bedrooms, 2 having an en-suite, main bedroom with walk-in wardrobe, bathroom and utility. garden with an outdoor area by the pool offers spectacular views. Features included are under floor heating, central air-conditioning, alarm system, CCTV, PV panels, 90,000lt reservoir, folding glass doors, gypsum soffits, intelligent lighting and irrigation system. 3-car garage and another large room with a guest toilet.

Mellieħa

Ref: SV600082 | €1,350,000

A spectacular Semi-detached Villa situated in the north of Malta. Entrance being on top floor, one enjoys a spacious open space kitchen/living/dining leading out to a terrace with swimming pool, sauna and dining/BBQ area, 1 bedroom and a guest bathroom. On the floor below, one can find another open plan living/games/gym room with a terrace for entertaining and a 2-car garage with space for storage and a wine cellar. 2 bedrooms enjoying an en-suite. 2 wood burning ovens making it able to warm up the whole house.



Birguma

Ref: SV600070 | €1,350,000

A beautifully finished VILLA situated on a quiet road in this much sought after upmarket location having spacious accommodation throughout enjoying a potential 2 bedroomed flatlet ideal as a rental investment. Comprising hall, sitting/dining, fitted kitchen/breakfast/living, study, guest toilet, 4 bedrooms (main with bathroom en-suite), main bathroom, laundry, garden, 2 garages and swimming pool.

Ta' Xbiex

Ref: SV600081 | €3,600,000

A delightful and rare period VILLA enjoying a wonderful location. Approx. 260sqm back garden with space for a swimming pool, approx. 457sqm internal area and plot size of approx. 490sqm, this property enjoys several features and comprises welcoming hallway, large entertaining rooms at ground floor level, dining, sitting, kitchen and living. Upstairs one finds 4 beautiful bedrooms and 3 bathrooms. Property further comprises a front garden. A 3-car car port with a lock up garage with a capacity of two further cars.



Naxxar

Ref: BS600014 | €1,600,000

A stunning BUNGALOW, offering comfortable accommodation and entertaining areas which have excellent breath-taking views. Entrance is through a wide welcoming hall, large open plan sitting/dining room with kitchen/breakfast area leading to a large patio both of which overlook the infinity pool, 4/5 bedrooms, 4 shower rooms en-suite, main bathroom, utility/washroom room, guest toilet, games room, 4 car garage and drive way. This magnificent home is in an established "bungalow" area and is being sold in shell form.



Attard

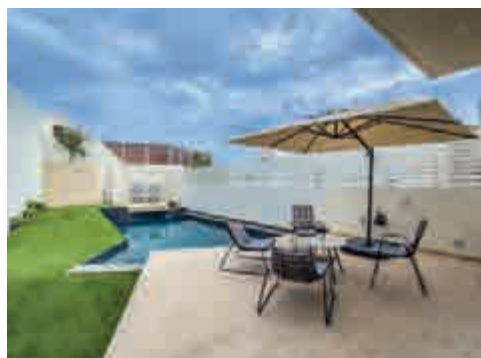
Ref: DV600056 | €1,100,000

A FULLY DETACHED VILLA located in this much sought after, high end residential area enjoying views from the first floor. Property measures approximately 532sqm, and comprises an entrance hall, study, sitting room, dining room, kitchen/breakfast, 4 bedrooms, 3 bathrooms, spacious outdoor area, allowing space for a swimming pool, flatlet and garage.

St Julian's

Ref: SV600086 | €1,580,000

A SEMI-DETACHED VILLA situated in the quiet residential area of Ta' Giorni in St Julian's, comprises entrance hall, kitchen, walk-in pantry/living/dining area leading onto the pool area ideal for entertaining. A second living area, guest bathroom and office. Master bedroom with a walk-in wardrobe (en-suite with shower and hydro-massage bath), 2 bedrooms with a balcony overlooking the pool area, laundry and open space ideal for office area. 2 car garage, games room area in the basement. Property is fully air-conditioned.



Ibrag

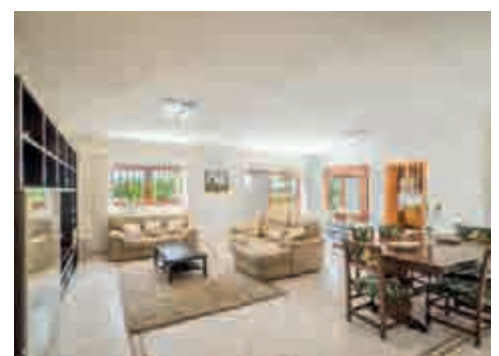
Ref: SV600077 | €1,650,000

A stunning VILLA having a swimming pool, lounge and deck area. From the front garden, one enters a welcoming hallway leading to an open plan kitchen/living/dining, cloakroom and guest toilet all leading onto a lawn, decking area and pool, equipped with a shower and toilet. 3 large bedrooms, main with en-suite and walk-in and a main bathroom. The basement that has been transformed into a games room, cinema room, 4th guest bedroom with bathroom facilities. Property includes a drive way with its own car port.

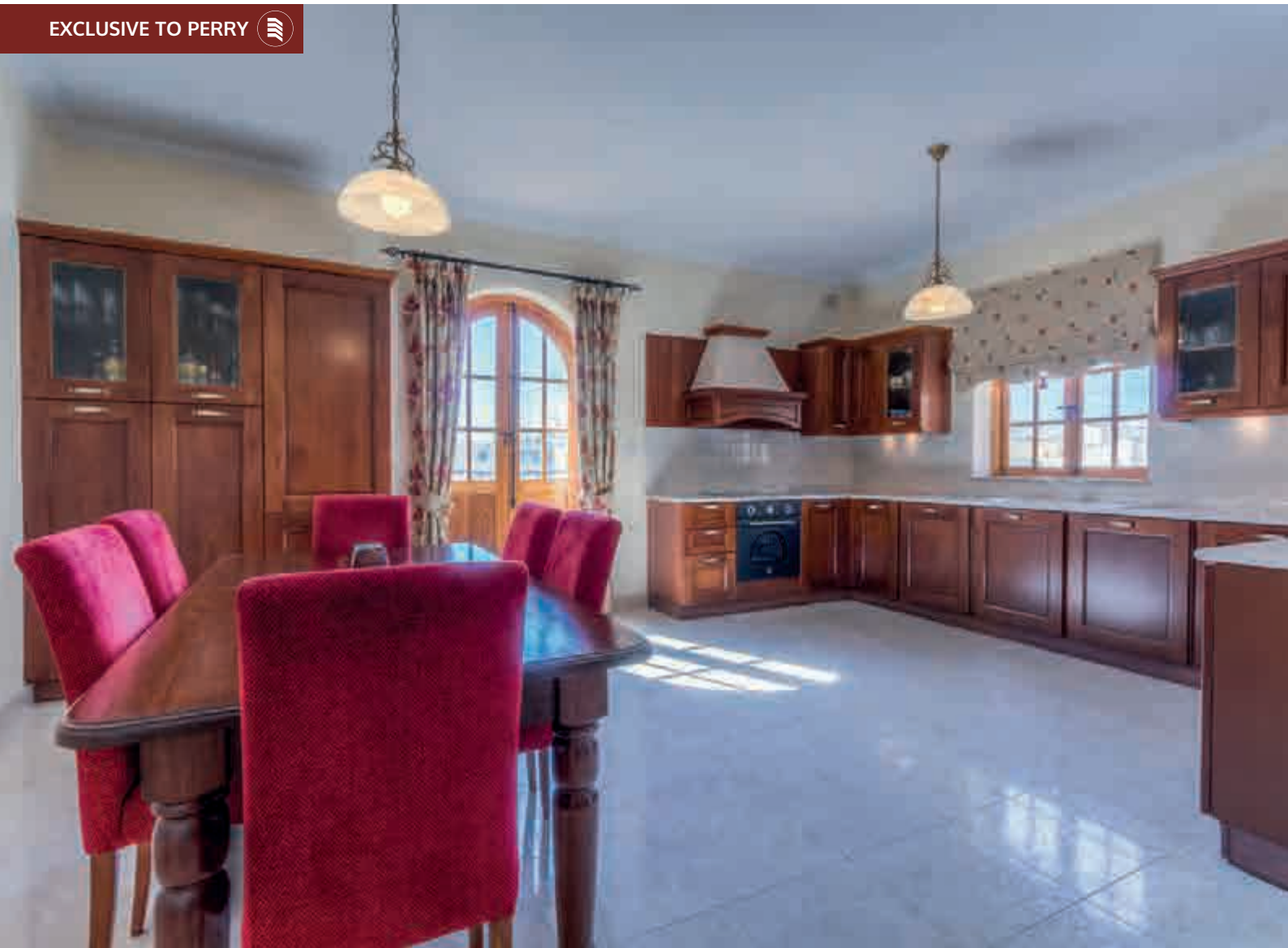
Bidnija

Ref: DV500021 | €3,300,000

A FULLY DETACHED VILLA in Bidnija set on over 7,000sqm 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.



EXCLUSIVE TO PERRY



An apartment in a well-kept block including a lock up garage

Sliema | €475,000 | Ref: FA601086



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 125sqm
Internal Size



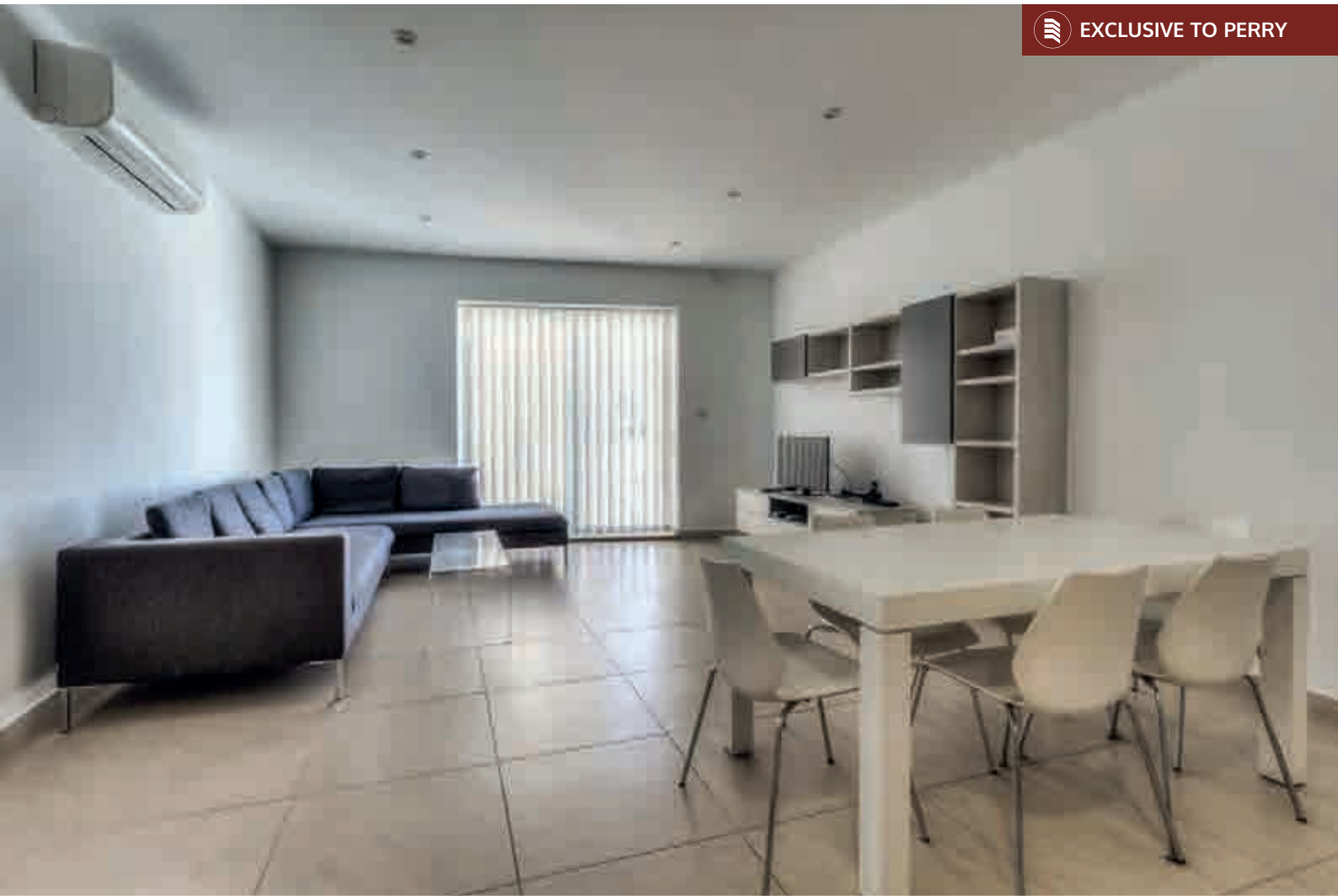
Approx. 5sqm
External Size



Approx. 130sqm
Total Size

We are proud to present this excellent higher floor Balluta APARTMENT situated in a well-kept corner block, just a few minutes away from the popular Balluta square and promenade. The property comprises three double bedrooms, en-suite bathroom, main bathroom and a large open plan kitchen/living/dining area enjoying an abundance of daylight. Three balconies.

Also included is an underlying lock up garage. Freehold.



A fabulous and bright apartment

Sliema | €535,000 | Ref: FA601199



3 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 125sqm
Internal Size



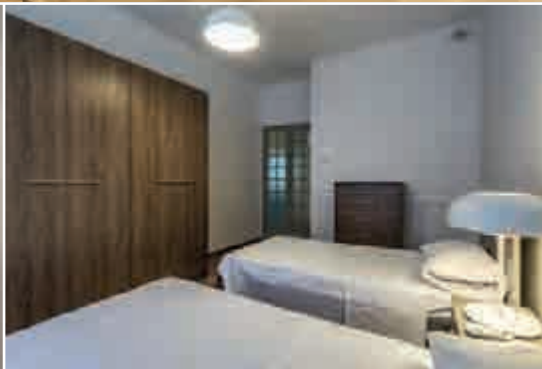
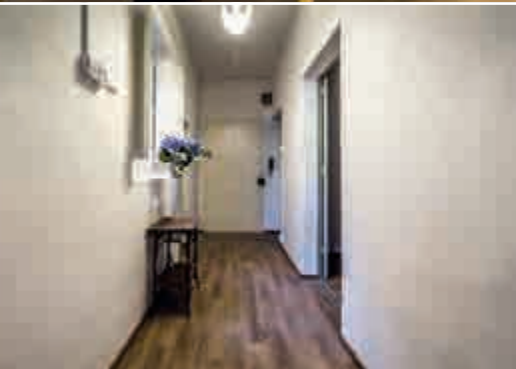
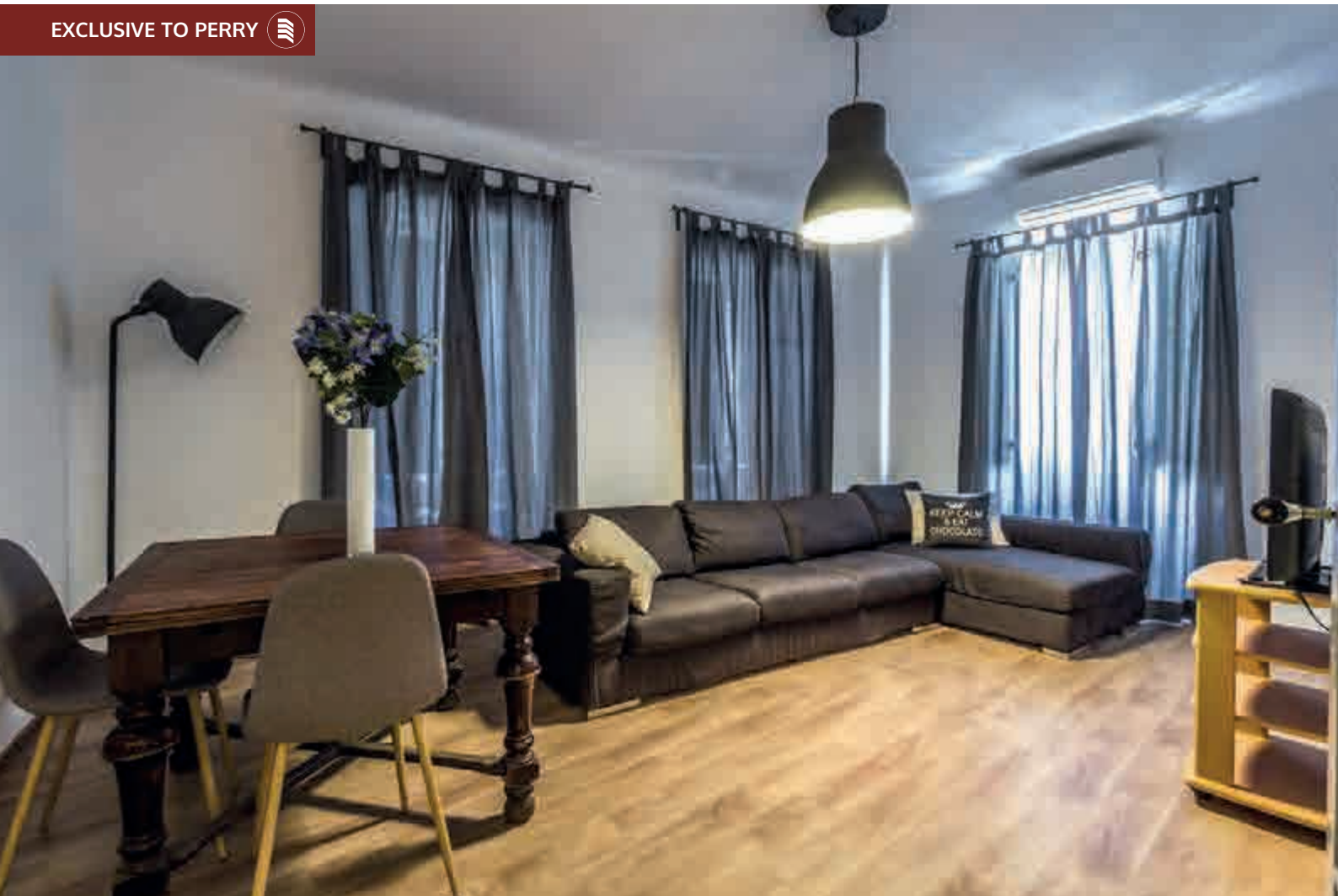
Approx. 5sqm
External Size



Approx. 130sqm
Total Size

New on the market and offered exclusively through PERRY ESTATE AGENTS, is this fabulous and bright APARTMENT occupying a high floor within a sought after development and ideally located within close proximity of the town centre and the fashionable shopping areas. The building that this apartment forms part of has been developed to a very high standard throughout, creating a truly attractive apartment served by a lift and also benefiting from an underlying private car space included in the price. This apartment offers excellent accommodation, comprising a superb open plan living/ fully equipped fitted kitchen, leading onto a front balcony, letting in floods of natural light. The apartment further comprises three double bedrooms (main with en-suite shower room), guest bathroom and separate laundry/utility room.

The property has barely been used and is being offered in immaculate condition. Great investment opportunity. SOLE AGENTS.



Enviably located, elegant and bright period apartment

Sliema | €450,000 | Ref: FA601311



3 Bedrooms



1 Bathroom



Approx. 95sqm
Internal Size



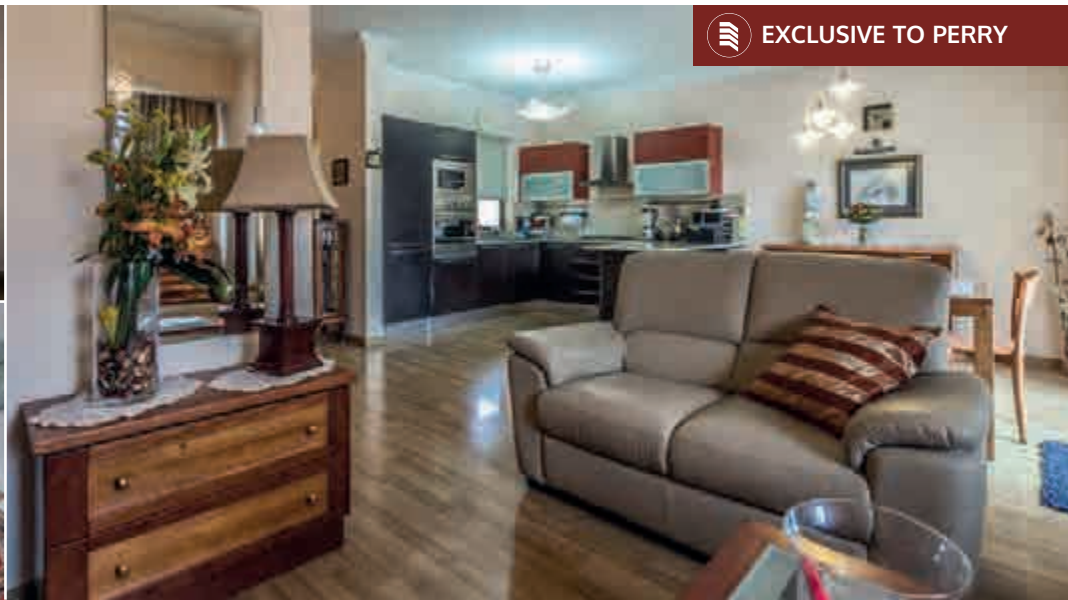
Approx. 5sqm
External Size



Approx. 100sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS, this enviably located, elegant and light three-bedroom APARTMENT, measuring approximately 100sqm and found within a period, corner building enjoying an abundance of original features, also benefiting from ample windows in every room. The property is ideally located on one of Sliema's most sought after streets and close to all amenities and a mere few minutes' walk to the seafront, with its vast array of top cafes, restaurants and beach clubs. Accommodation comprises welcoming hallway, fully fitted and equipped kitchen with new appliances, large living/dining room, three bedrooms and a bathroom.

The property has been recently refurbished to high standards by its present owner and benefits from lift access. A truly exceptional apartment in a superb and convenient location, right in the beating heart of Sliema.



EXCLUSIVE TO PERRY

Sliema | €395,000 | Ref: FA501201

3 Bedrooms

2 Bathrooms

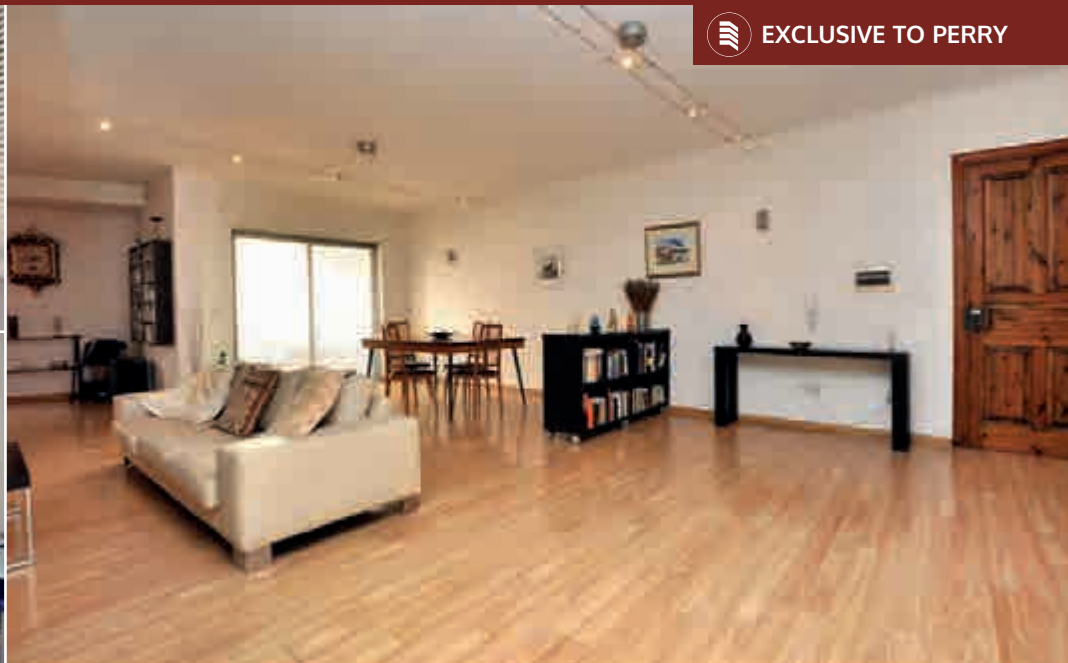
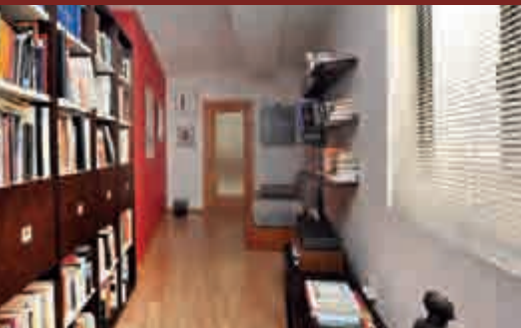
1 Private Car Space

Approx. 100sqm Internal Size

Approx. 8sqm External Size

Approx. 108sqm Total Size

We are proud to present as EXCLUSIVE AGENTS, this elegant and bright 3-bedroom APARTMENT, measuring approximately 100sqm. The property is ideally located on one of Sliema's most sought after streets and close to all amenities and a mere few minutes' walk to the seafront, with its vast array of popular cafes, restaurants and beach clubs. Comprises welcoming hallway, fully fitted and equipped kitchen and appliances, well-lit living/dining room, 3 bedrooms and 2 bathrooms. A truly exceptional apartment in a superb and convenient location, right in the heart of Sliema. Car space included.



EXCLUSIVE TO PERRY

St Julian's | €350,000 | Ref: FA601151

3 Bedrooms

2 Bathrooms

Garage (optional)

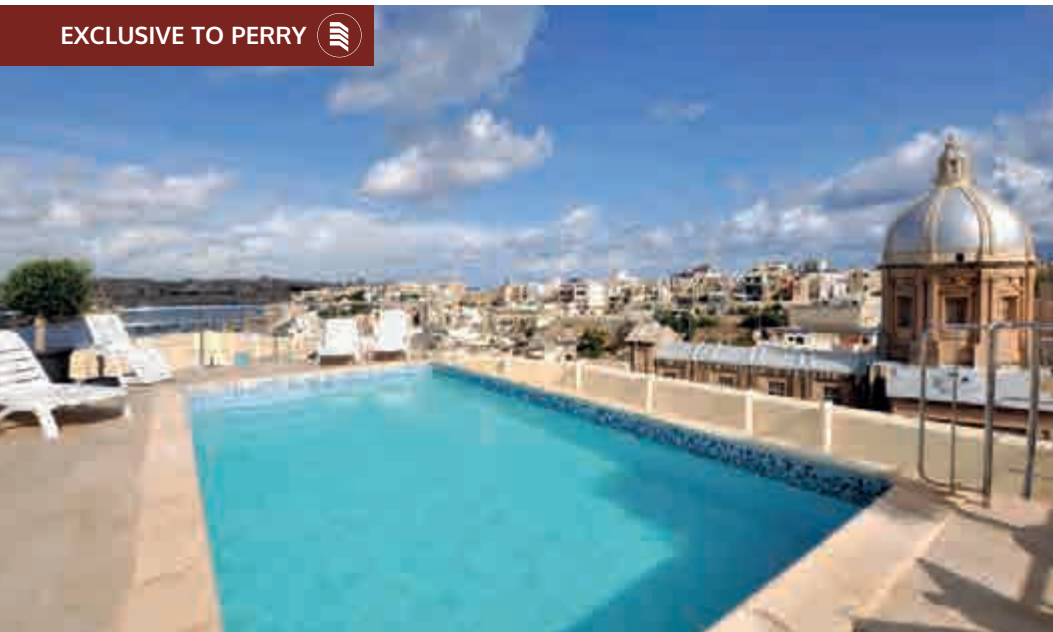
Approx. 135sqm Internal Size

Approx. 6sqm External Size

Approx. 141sqm Total Size

A large APARTMENT, having an unusual and spacious accommodation throughout, set on the outskirts of this town. Comprising hall, sitting/dining, fitted kitchen/breakfast, three double bedrooms, main bathroom, laundry, balconies. Optional underlying street level garage space. SOLE AGENTS.

EXCLUSIVE TO PERRY




Kalkara | €295,000 | Ref: FA601184


 3 Bedrooms

 2 Bathrooms

 Garage (1 Capacity)

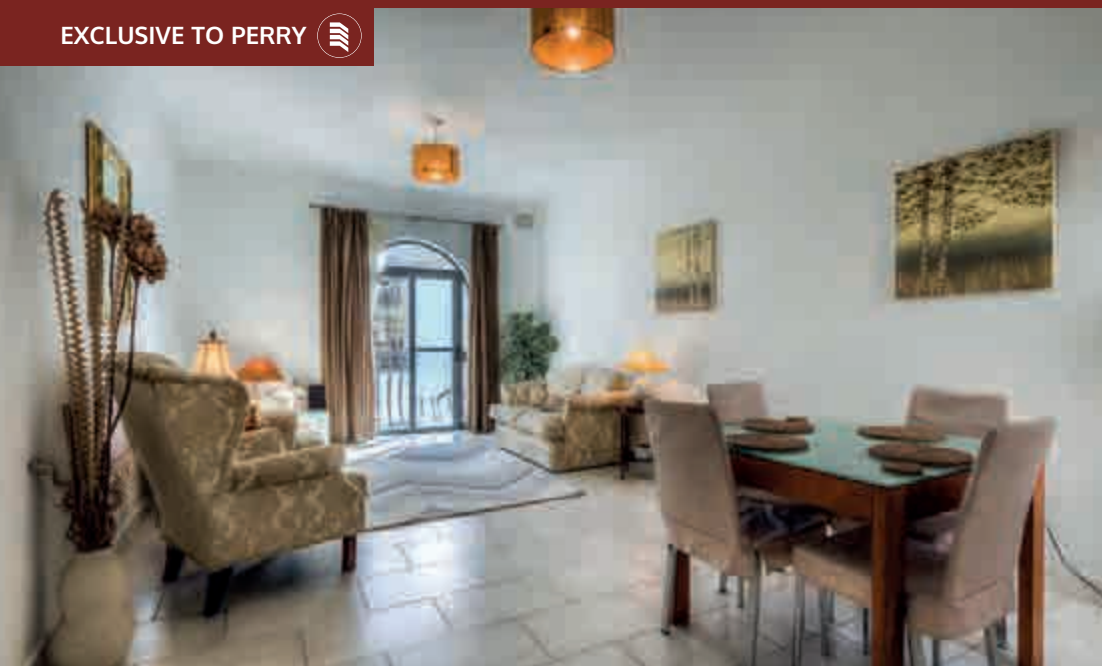
 Approx. 115sqm
Internal Size

 Approx. 5sqm
External Size

 Approx. 120sqm
Total Size

A luxuriously finished APARTMENT situated in an exclusive block perched atop a hill commanding unobstructed panoramic views of Kalkara Creek, Vittoriosa, Fort St Angelo and Valletta. Accommodation comprises welcoming entrance hall, open plan kitchen/living/dining leading onto balcony with views, master bedroom (shower en-suite), two further bedrooms, main bathroom, underlying lock-up garage and a communal swimming pool on the roof with ample entertaining area.


EXCLUSIVE TO PERRY





St Julian's | €280,000 | Ref: FA501083

 2 Bedrooms

 1 Bathrooms

 Approx. 65sqm
Internal Size

 Approx. 5sqm
External Size

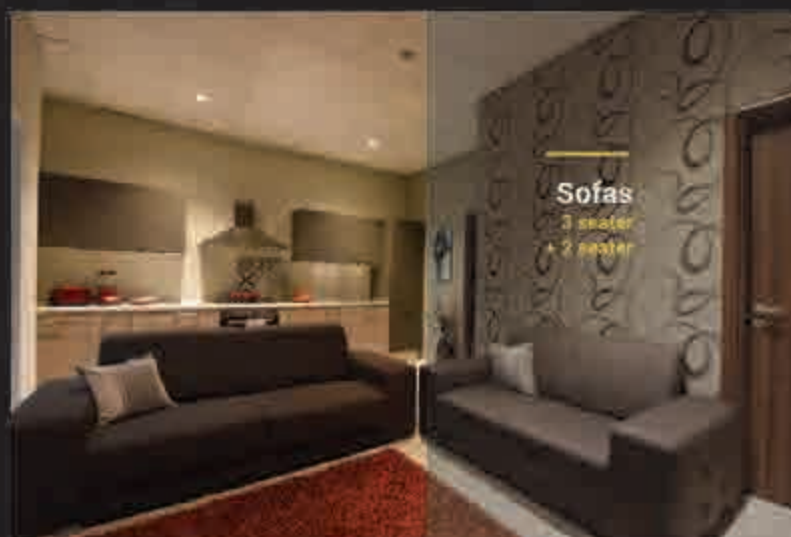
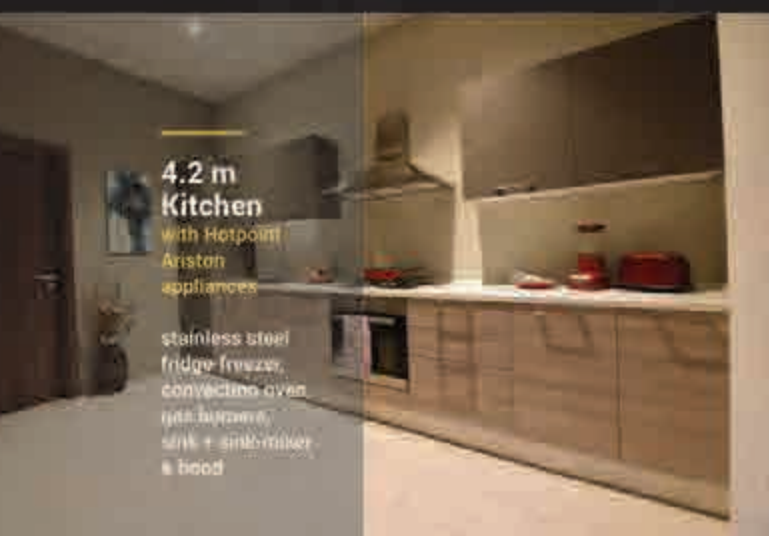
 Approx. 70sqm
Total Size

Located in the heart of the residential town of St Julian's and close to all amenities is this very bright and airy APARTMENT. Accommodation comprises of a large open plan kitchen/living/dining with front balcony, main bedroom, bedroom/study and a large bathroom. Property is freehold and perfect as a rental investment. SOLE AGENTS.

HOME PACKAGE

for only €7,985

including VAT, free delivery* & installation



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

Sliema

Ref: FA601157 | €645,000

A spectacular, newly renovated APARTMENT set on a high floor within this much sought-after location. A bright and spacious living space with views to the sea from its balcony. Including comfort cooling and heating throughout (air-conditioning system), luxurious bathrooms and a state-of-the-art kitchen. Accommodation comprises open plan fully furnished kitchen/sitting/dining, 3 bedrooms, 2 bathrooms (main with en-suite) and laundry. Viewing is highly recommended.



St Julian's

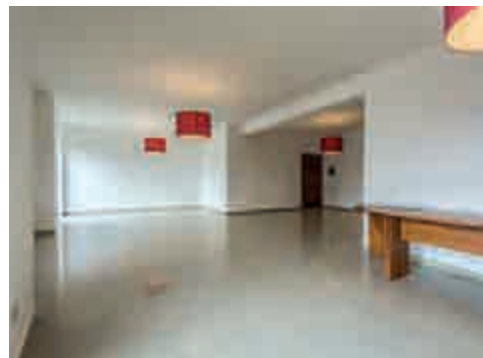
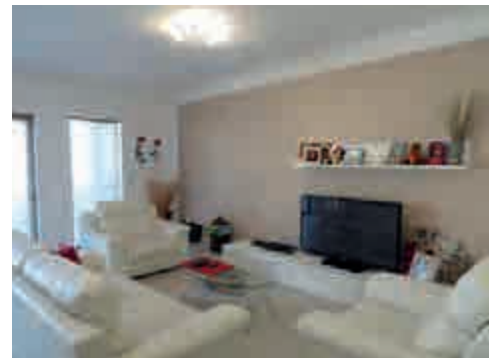
Ref: FA601028 | €335,000

A beautifully finished APARTMENT, situated in a quiet, sought after residential area yet close to all amenities and the seafront. Comprising hall, sitting/dining, fitted kitchen/breakfast, 3 bedrooms, main bathroom, shower en-suite, laundry, balcony and use of roof.

Pendergardens

Ref: FA500938 | €525,000

A fully furnished APARTMENT in Pendergardens, a special designated area complex with high end offices, retail outlets, and an underlying car park, all built around a central piazza of approximately 2,000 square metres. Property comprises a hall, open plan layout kitchen/dining/sitting room, 3 double bedrooms, 2 bathrooms (1 en-suite), laundry room, box room and two terraces. Optional parking facilities available. **SOLE AGENTS.**



Sliema

Ref: FA600874 | €520,000

An impressive APARTMENT, boasting beautifully proportioned rooms and located 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 a five-minute walk away. Property comprises modern, lateral open plan living space, 3 bedrooms main with en-suite, kitchen and guest bathroom. The living space enjoys access to balconies with side sea views.

St Julian's

Ref: FA600832 | €360,000

A newly refurbished APARTMENT, situated in an excellent residential location close to all amenities, restaurants and the sea front. Comprising hall, fitted kitchen/breakfast, sitting/dining, 3 bedrooms, 2 shower rooms (1 en-suite) and balcony.



Tigné Point

Ref: FA600661 | €880,000

A luxuriously finished APARTMENT situated in an excellent location, set in a gated residential area having their own gardens, swimming pool, leisure area, restaurants and shopping mall enjoying a good view of the harbour from its large front terrace. Comprising hall, sitting/dining, fitted kitchen/breakfast, 2 bedrooms (both having bathroom/shower en-suite), walk in wardrobe, guest toilet, laundry and terraces. Optional underlying 2 car lockup garage.



Swieqi

Ref: PH600067 | €1,495,000

A designer driven PENTHOUSE located within a contemporary modern building; offering an excellent combination of quality lifestyle and excellent attention to detail and finish. Enjoying panoramic views from most rooms and its extensive terrace including a large swimming pool, layout comprises an open plan kitchen/lounge/dining room, 3 double bedrooms, 2 bathrooms (one en-suite), laundry room and own airspace. A choice of underlying garages are also available at optional cost.

Rabat

Ref: PH00558 | €1,650,000

Featuring uninterrupted 180-degree open views, this magnificent PENTHOUSE enjoys natural light throughout and superb open views, offering a sophisticated yet relaxed atmosphere perfect for contemporary living and entertaining. Accommodation comprises a welcoming entrance hall, sitting room, dining room, living room, study, all opening onto the large terrace, modern kitchen/breakfast with pantry, 3/4 double bedrooms all having en-suite bathrooms (2 with terraces), laundry, guest cloakroom, rear terraces and an underlying 3-car garage.



St Julian's

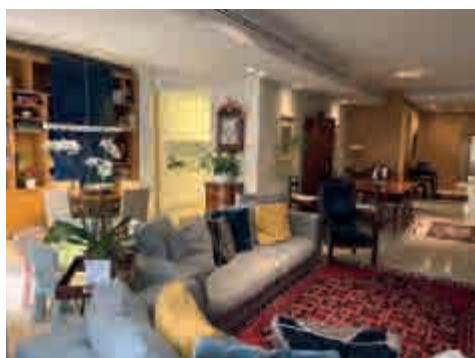
Ref: PH500239 | €850,000

A beautifully finished two-bedroom DUPLEX PENTHOUSE in the heart of St Julian's, close to all amenities. This modern property comprises a good-sized open plan kitchen/dining and living area with balcony, one large bedroom (with private balcony) and bathroom. A modern spiral staircase leads to an extremely attractive and spacious roof terrace and BBQ area, ideal for entertaining. Property enjoys a high standard of finish and is air conditioned throughout.

Sliema

Ref: FA601313 | €795,000

Recently renovated and designer finished second floor APARTMENT located in Windsor Terrace. Accommodation includes a welcoming entrance, open plan dining/living room, kitchen with pantry and washroom. Three large double bedrooms, main with en-suite and main bathroom. Small balconies can be found on the front and back of apartment. An optional car space, underneath block, served by lift, straight to apartment, is also included. A must see as a truly rare find.





A modern house situated in an excellent part of town

Baħar iċ-Ċagħaq | €975,000 | Ref: TH600040



3 Bedrooms



4 Bathrooms



Garage (2 Capacity)



Approx. 280sqm
Internal Size



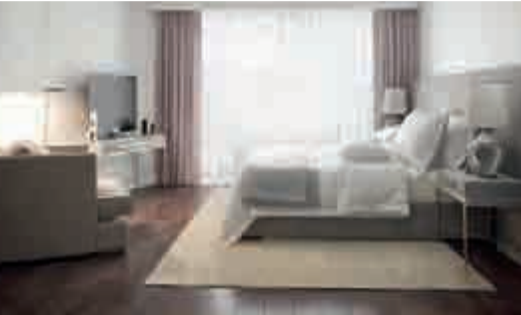
Approx. 25sqm
External Size



Approx. 305sqm
Total Size

Modern TERRACED HOUSE situated in an excellent part of this sought-after town, property comprises a wide-open space in the form of an open plan kitchen, living and dining combined that leads on to a yard and a guest toilet on the ground floor. On the first floor there two double sized bedrooms both with en-suites, and a secluded bedroom upstairs also with en-suite that enjoys a large terrace where one can enjoy country and distant sea views. Possibility for a fourth bedroom.

The property also comes with an underlying two-car garage.



Gharghur | €500,000 | Ref: DM600010



3 Bedrooms



2 Bathrooms



Approx. 184sqm
Internal Size



Approx. 10sqm
External Size



Approx. 194sqm
Total Size

A state-of-the-art DUPLEX MAISONETTE finished to the highest of standards in the quaint, central and quiet town of Gharghur.

This 200 square metre property is spread on the first and second floor and comprises three double sized bedrooms, a main bathroom, en-suite, utility room and a bright and spacious separate kitchen and dining area, enjoying breath-taking country and distant sea views. Being sold freehold. Garages optional.



Ibraġ | €550,000 | Ref: DM500004



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 195sqm
Internal Size



Approx. 25sqm
External Size



Approx. 220sqm
Total Size

A DUPLEX MAISONETTE recently finished and furnished to detail by present owners, conveniently located within close proximity to the amenities of Swieqi and St Julian's. All living and sleeping quarters are situated at first floor level comprising of an entrance hall, lounge/dining area, new 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.

St Julian's

Ref: MA600022 | €880,000

A newly refurbished, finished, modern, top floor SEMI-DETACHED MAISONETTE situated in a much sought-after residential area close to all amenities and the promenade. Comprises hall, fitted kitchen/breakfast, sitting/dining area leading onto a large outside dining/BBQ/sitting area. All 3 bedrooms have a bathroom en-suite. A large laundry room and own roof with airspace, underlying 2 car lock up garage. This property is being sold furnished with all made to measure furniture. **SOLE AGENTS.**



Msida

Ref: MA600091 | €480,000

We are pleased to present an unusually large and unique CORNER MAISONETTE. Located in the heart of this University town, just minutes' walk to the university and surrounded by all amenities, this property is walking distance to the Sliema seafront. Comprising welcoming hallway leading to two large rooms on either side, six bedrooms, two bathrooms, open plan kitchen/sitting/dining, leading out to a fantastic garden with trees and two further rooms. Property also includes a one car lock up garage.

Msida

Ref: TH500030 | €695,000

An opportunity to purchase a TERRACED HOUSE in the heart of Msida. Set on three floors, property comprises open plan kitchen/dining/living area leading to a yard, formal sitting room and toilet. Three bedrooms and a bathroom upstairs. Moving on to the second floor is another bright and vibrant kitchen, living area leading out to a back terrace, and swimming pool, bathroom and balcony. An optional 4 car garage on street level is also available.



Dingli

Ref: TH600031 | €699,000

This bright TERRACED HOUSE enjoys unobstructed valley views and comprises welcoming hall, open plan sitting/dining room, kitchen/living room opening onto a terrace, 3 bedrooms (master with en-suite/walk-in wardrobe), bathroom, guest cloakroom, laundry room at roof level, utility/games room including an indoor heated swimming pool and a spacious 1 car interconnecting garage, rear yard. This wonderful home has also a lift shaft, a brand-new fitted kitchen with appliances and air-conditioning in some rooms.

Valletta

Ref: DM500021 | €420,000

A DUPLEX MAISONETTE having a long corridor with lots of features like arched ceilings and part of an original rock face. The property is used as a residence, though it would be ideal as an office, or a gallery as it is in an ideal location enjoying the view over Marsamxett and Sliema.





Q2 at Tigné Point

A NEW LEVEL OF LUXURY LIVING

Located at the water's 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: **Complete**
- DEVELOPMENT AREA: **121,000+ sqm**
- TOTAL NUMBER OF UNITS:
58 apartments and 2 penthouses (Q2 apartments)
- PRICES STARTING FROM:
Price on request



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: **October 2022**
- 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 370 residential units.**
- PRICES STARTING FROM: **€235,000**





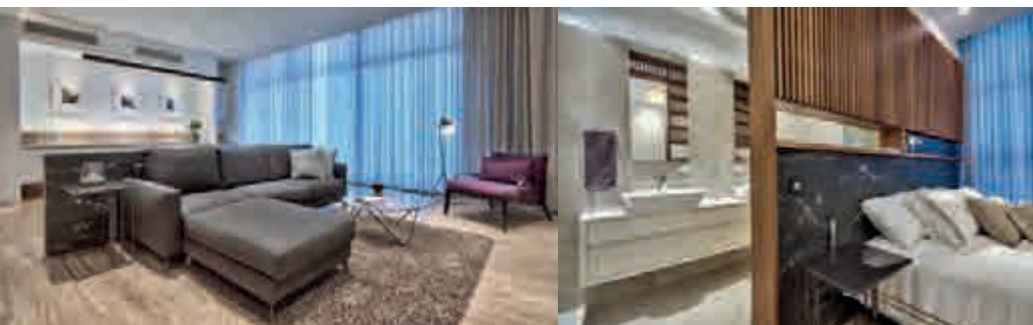
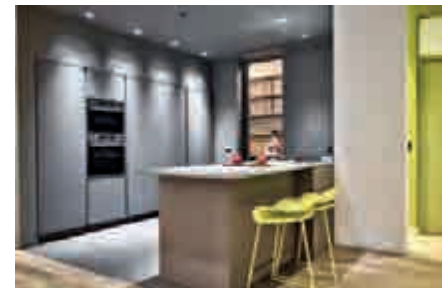
EVERYTHING SURROUNDS YOU

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.

Pendergardens



FACT BOX

- ESTIMATED COMPLETION: **End July 2019**
- DEVELOPMENT AREA: **18,000sqm**
- TOTAL NUMBER OF UNITS: **273 (whole development)**
- PRICES STARTING FROM: **€815,000**



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.

db Towers

FACT BOX

- ESTIMATED COMPLETION: Mid-2021
- DEVELOPMENT AREA: 23,975sqm
- TOTAL NUMBER OF UNITS: 162 (100 available). Offering a mix of 1-2-3 bedroom apartments.
- PRICES STARTING FROM: €550,000





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: **Complete**
- 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)



Approx. 152sqm
Internal Size



Approx. 12sqm
External Size



Approx. 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 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 €5,800 monthly for the largest four bedroom double fronted apartment measuring 328sqm.

Contact our offices to arrange a tour of these spectacular units.





An attractive country residence enjoying over 2,000sqm of land

Gharghur | €5,800 monthly | Ref: HC600365

 4 Bedrooms

 3 Bathrooms

 Approx. 378sqm
Internal Size

 Approx. 2,000sqm
External Size

 Approx. 2,378sqm
Total Size

A truly outstanding double fronted HOUSE OF CHARACTER tastefully converted by its present owners, situated on the outskirts of the village set on over 2,000 square metres of land, having large rooms throughout and enjoying an unusually open plan layout. Comprising arched hallway, sitting room, dining room, fully fitted and equipped kitchen/breakfast, living room, study, four bedrooms, main with bathroom en-suite and walk in wardrobe, main bathroom, guest toilet, laundry, box room, terraces, drive-in, landscaped surrounding gardens with a lovely lawn and swimming pool with ample deck area.



Sliema | €3,200 monthly | Ref: FA601368



3 Bedrooms



2 Bathrooms



Approx. 185sqm
Internal Size

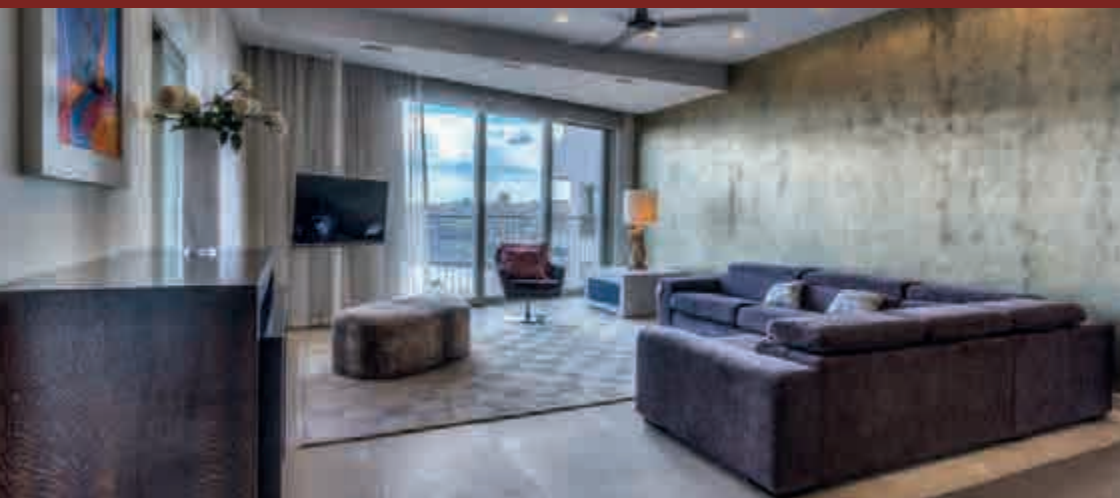


Approx. 5sqm
External Size



Approx. 190sqm
Total Size

A sensational SEAFRONT APARTMENT in this sought-after period building, located in the heart of Sliema. This 3-bedroom apartment has been refurbished to the highest of standards and provides well-proportioned living accommodation throughout. Comprises of a welcoming hallway, open plan sitting dining room having views directly across to the turquoise Mediterranean Sea, fully fitted kitchen/breakfast, 3 bedrooms (main with en-suite), guest bathroom and utility room. The apartment is situated in the centre of town, providing quick access to the wealth of amenities the area has to offer.



Tigné Point | €5,500 monthly | Ref: FA07999



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 200sqm
Internal Size

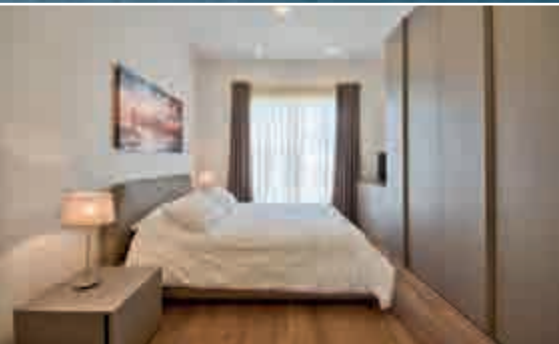


Approx. 35sqm
External Size



Approx. 235sqm
Total Size

Luxury three-bedroom APARTMENT enjoying stunning views of the Valletta 16th Century Bastions and the entrance to the grand harbour. Designer finished accommodation comprises welcoming hall, open plan sitting/dining room all enjoying breath taking views, study, fully fitted and equipped quality kitchen with top appliances leading onto a sunny and south facing terrace, guest toilet, three bedrooms main with en-suite bathroom, laundry room, spare bathroom and underlying two-car lock up garage. The apartment conveniently forms part of this leading mixed use car-free lifestyle development. The development also offers leisure activities, retail outlets, restaurants as well as a fabulous communal swimming pool with private access for residents. The development also provides extensive public spaces, a series of foreshore walkways and a most amazing piazza were Malta's largest and leading shopping mall is located. Strong emphasis has also been put on the restoration of important historic sites in the area including "Fort Tigné" which further complement the contemporary architecture that characterizes this fantastic site.



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)



Approx. 165sqm
Internal Size



Approx. 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!

Lija

Ref: HC600015 | €4,250 monthly

A beautiful HOUSE OF CHARACTER finished to high specifications. Comprises welcoming hall leading onto two wings, on one wing one finds 2 double bedrooms with terraces and en-suite bathrooms on the other wing one finds the main house, having another 2 bedrooms with terraces, en-suite bathroom and main bathroom, TV room and a mill room converted into a lovely sitting room overlooking the pool and garden area. Kitchen/breakfast leading onto a dining room and a lovely courtyard.



Wardija

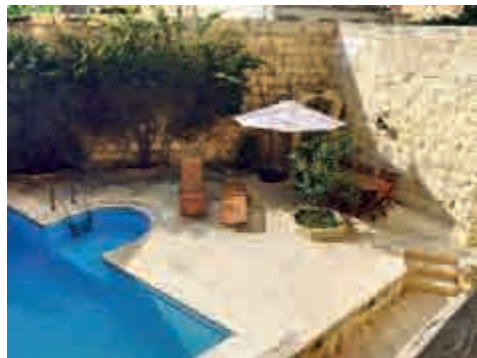
Ref: HC100067 | €4,000 monthly

An exclusive HOUSE OF CHARACTER situated in a unique and green countryside. This detached residence is situated on stunning grounds with a pool, large garden, lovely terraces and views over the surrounding olive groves and sea in the distance. Recently converted and finely furnished with a mix of traditional and all modern comforts. Comprises open plan sitting room, two double bedrooms main with en-suite bathroom, large kitchen and spare bathroom and study. Also includes a large driveway.

Attard

Ref: HC02655 | €2,500 monthly

A converted HOUSE OF CHARACTER set in the heart of this most sought-after location having large rooms and features throughout enjoying a delightful back garden with swimming pool. Accommodation comprises hall, sitting/dining room with functional fireplace, living room, study, fitted kitchen/breakfast, 3 bedrooms, 2 bathrooms (1 en-suite), guest toilet, balconies and a central courtyard.



Attard

Ref: HC500202 | €1,900 monthly

A stunning HOUSE OF CHARACTER offering a stylish blend of contemporary pieces and traditional features. Comprises of a reception area, open plan kitchen/dining area, sitting room and a main bathroom. Off the hallway is access to a fantastic internal court yard enjoying a private outside space equipped with Jacuzzi and outdoor loungers. The first floor opens into two double bedrooms, both en-suite. There is additional access to a terrace overlooking the internal court yard.

Gharghur

Ref: HC500206 | €2,750 monthly

A stunning HOUSE OF CHARACTER offering a stylish conversion sits in the lush locality of Gharghur and boasts valley and distant sea views. Entrance opens into the open plan lounge/kitchen/dining area and guest toilet. The first floor opens into the master en-suite with walk in wardrobe and second double bedroom. The second floor opens into a third room with access to the roof terrace.



Ibraġ**Ref: PH00444 | €3,750 monthly**

An exciting opportunity to acquire a one of a kind designer finished and stylishly furnished PENTHOUSE enjoying an extremely large terrace with a lovely pool and large outdoor dining area ideal for entertaining. Accommodation comprises large sitting/dining room, living room, fully fitted kitchen/breakfast, 3 bedrooms, 2 bathrooms and utility room. This property enjoys floods of natural light from its fantastic glass doors and windows and breath-taking sea views from its elevated position.

**Sliema****Ref: FA501171 | €2,750 monthly**

A fantastic APARTMENT offering impressive levels of light with its double fronted façade and seafront position. The property layout consists of an open plan lounge/kitchen/dining leading out onto the spacious terrace ideal for outdoor living. Off the open plan is the main bathroom with built in washing machine and dryer, master bedroom en-suite, enjoying excellent sea views and second double bedroom.

Buġibba**Ref: PH500256 | €2,000 monthly**

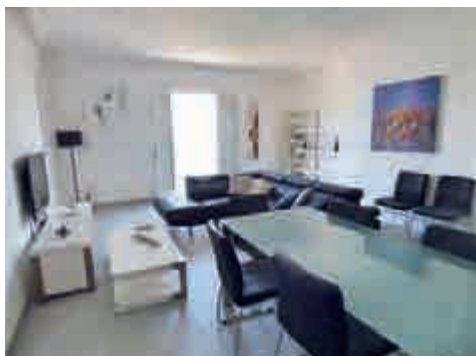
A stunning seafront PENTHOUSE with views of St Paul's. Property layout consists of an open lounge/kitchen/dining area leading out onto the fantastic terrace equipped for outdoor living. Off the open plan is the main bathroom, master en-suite, second bedroom and a third room which can be utilized as a study or third bedroom. There is a car space included for added convenience.

**Ta' Xbiex****Ref: FA501187 | €5,000 monthly**

A spectacular APARTMENT offering harbour and Valletta views. The 8th floor property layout consists of an open plan lounge/kitchen/dining area leading out onto a terrace with ample space for outdoor living and al fresco dining. Off the open plan is a guest toilet, master bedroom with bathroom, and second bedroom. Complementing the property are two car spaces.

Floriana**Ref: PH00690 | €1,850 monthly**

Modern furnished PENTHOUSE, forming part of this block of only 3 apartments, having fantastic sea views overlooking the Three Cities, also retaining original traditional features such as Maltese flooring and high ceilings. Accommodation comprises a spacious open plan (fully equipped) kitchen/living/dining area, 2 double bedrooms, 2 bathrooms (main being en-suite). Front and back balconies.



Kalkara

Ref: DV500017 | €6,000 monthly

A unique home situated on 3 tumoli of beautiful mature grounds. Consists of a kitchen/dining area, dining room, guest toilet and spare bedroom. Stairs lead to a lounge with country and sea views, master bedroom with en-suite, main bathroom, second bedroom, study and roof terrace enjoying views. The surrounding gardens lead to the swimming pool area and drive way with a lock up garage and a 2-car port. A separate flat let with bedroom and shower room.



Mellieħa

Ref: SV01089 | €3,500 monthly

A beautifully designed modern VILLA enjoying plenty of natural light, located in this much sought-after central town. Bright and spacious accommodation comprises a fully fitted and equipped kitchen/breakfast with appliances, a separate sitting/dining room, 3-4 bedrooms (main with bathroom en-suite), bathroom, shower room, laundry, utility room, basement, garden and swimming pool. This property also includes a spacious 3-car garage with ample storage space. Can be rented both furnished and unfurnished.

St Julian's

Ref: SV600084 | €3,500 monthly

A semi-detached VILLA situated in the quiet residential area of St Julian's. Comprises entrance hall, fully fitted kitchen with a walk-in pantry/living/dining area which leads onto the pool area ideal for entertaining. One also finds a second spacious living area, guest bathroom and an office. Master bedroom with a walk-in wardrobe (en-suite with shower and hydro-massage bath), two other bedrooms with a balcony, laundry room. A 2-car garage and a games room area in the basement.



Ta' Xbiex

Ref: DV600018 | €4,000 monthly

A beautifully FULLY DETACHED VILLA finished to an outstanding specification. Comprises welcoming hall, living room/bar or study, dining/sitting room, fully equipped kitchen, guest toilet, three bedrooms, one being en-suite, two bathrooms, laundry, a very spacious terrace with an amazing view of the yacht marina. Also includes a lovely swimming pool with a spacious outside area, flat let and a 1-2 car garage.

Iklin

Ref: SV600029 | €3,500 monthly

A beautiful and modern VILLA located within a quiet cul-de-sac of this much sought after and established residential neighbourhood. Comprises welcoming hallway leading onto a fully fitted and equipped kitchen, dining room, three bedrooms main with en-suite and large walk-in wardrobe, downstairs one finds a large and comfortable sitting room leading out onto a spacious private pool area, including an outdoor shower room ideal for entertaining. At basement level is a four car garage and guest flatlet with kitchenette.



St Julian's**Ref: FA501185 | €1,500 monthly**

An immaculate APARTMENT situated just off the St Julian's seafront. Property consists of an open lounge/kitchen/dining area leading out onto a balcony with street views. Off the open plan is a master en-suite, second double bedroom, main bathroom and third room which can be utilized as a study or third bedroom. This home offers a stylish and contemporary interior and enjoys a quiet street yet is in excellent proximity to the coast.

**Swieqi****Ref: FA601345 | €1,500 monthly**

A modernised 3-bedroom APARTMENT, having a private roof terrace. This spacious fully furnished property comprises of an open plan sitting/dining room, separate fully fitted and equipped kitchen, three bedrooms (main with en-suite) and guest bathroom. Property is conveniently located on a quiet street of this very central and desirable family town.

Tigné Point**Ref: FA601271 | €1,800 monthly**

This stylish one bedroom is in the luxurious and highly sought after Tigné Point. The APARTMENT is comprised of an open plan lounge/kitchen/dining, which leads onto a generous terrace with views over the internal court yard. There is a bedroom, en-suite shower room, guest toilet and a separate laundry/storage for your convenience. In addition, there is a complimentary parking space below. A great opportunity to live in this luxurious environment.

**Madliena****Ref: FA601358 | €1,200 monthly**

Enjoying stunning sea and country views from its large front apertures and terrace, this APARTMENT is very bright and airy. Accommodation comprises open plan living/dining room/fully fitted and equipped kitchen leading onto a front terrace, 2 bedrooms (master having shower en-suite) and bathroom. Property is serviced with lift and is fully air-conditioned.

Gżira**Ref: FA601369 | €900 monthly**

A lovely 1-bedroom APARTMENT located in a very central and convenient street within very short walking distance to all amenities and the seafront. Comfortable, bright and tasteful accommodation comprises of a spacious open plan kitchen/sitting/dining, one double bedroom, main bathroom and laundry facilities. Property is fully airconditioned and fully equipped with all modern-day amenities.



Swieqi

Ref: MA600173 | €2,250 monthly

A MAISONETTE in the residential part of Swieqi offering a warm modern interior. Property layout consists of an open plan lounge with a fully fitted and equipped kitchen/dining area, hallway leads to the main bathroom and 3 double bedrooms (main being en-suite). Complimenting this property there is a spacious yard with a pool area, perfect for outdoor entertaining. Property is air conditioned throughout and there is a 2 car lock up garage for added convenience.



Balzan

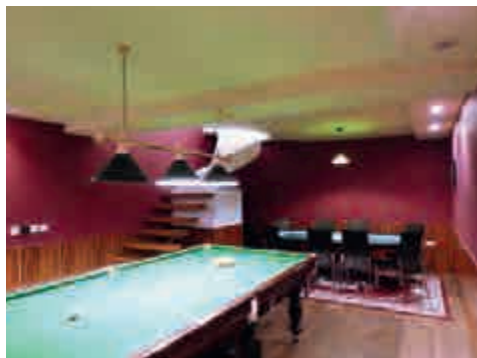
Ref: MA600089 | €1,900 monthly

Stunning MAISONETTE located in this sought after, residential area, close to all amenities and the Presidential Palace. Comprises of luxury kitchen/living/dining area leading to a spacious terrace enjoying views of San Anton Gardens. 2 bedrooms, 2 bathrooms (main being en-suite). Fully air-conditioned, flat screen TV, washing machine, dishwasher.

Valletta

Ref: MA500087 | €1,600 monthly

This historical 300-year-old MAISONETTE offers incredible harbour views. Property consists of an open plan lounge/kitchen/dining area leading out onto the traditional balcony. The lounge opens into a double sofa bed and a main bathroom with washing machine and dryer, separate guest toilet. A good-sized bedroom area with an additional study corner. Additional features include a safe and a security system.



Rabat

Ref: TH600026 | €2,500 monthly

A finished and furnished TERRACED HOUSE in the popular residential area of Rabat. Comprises an open plan kitchen/living/dining leading out into a yard and guest bathroom. Three double bedrooms (master bedroom having an en-suite) and main bathroom, gym/office, a kitchenette and guest toilet leading onto a terrace on either side. Terraces are equipped with furniture, main terrace having a 6-seater Jacuzzi, BBQ and pizza oven and screen projector. Also, a fully equipped games room having a snooker table and a professional poker table and a bar.

Floriana

Ref: DM600031 | €1,400 monthly


A DUPLEX MAISONETTE, in a truly unique setting. Recently renovated, with a courtyard and retaining many period features. Accommodation comprises fitted kitchen, sitting room and guest toilet downstairs. Upstairs one finds one double bedroom with traditional Maltese galleria and a beautiful bathroom as well as a spacious office area which could also be furnished with a sofa bed to accommodate guests.







An office building exquisitely detailed with the finest materials

Gżira | For rent | €2,200 monthly per floor | Ref: OF600088

 Approx. 64sqm
Internal Size (per floor)

 Approx. 8sqm
External Size (per floor)


 Approx. 72sqm
Total Size (per floor)


We are proud to present a business opportunity to lease a seafront office at "The Fountain". The interior of this OFFICE building is exquisitely detailed with the finest materials featuring five floors with a 72sqm office per floor and including a duplex penthouse having a wonderful terrace. Also available is a separate street level commercial space with its own entrance, measuring approximately 50 square metres. 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, 8-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.




Extraordinary office premises of great heritage value

Lija | For rent | €17,000 monthly | Ref: OF600132

 Approx. 500sqm
Internal Size

 Approx. 1,000sqm
External Size

 Approx. 1,500sqm
External Size

A unique opportunity to lease this extraordinary office premises of great heritage value, a prestigious period building with an imposing façade and having a class 4A permit approved. The property benefits from just over 1,100 square metres of outdoor/recreational space making it an unparalleled working environment. This commercial property also boasts a number of fantastic features and high-quality materials, such as raised flooring throughout, common areas in travertine/marble, all light fittings – office grade, centralised heating and cooling system via VRF, CCTV system, intruder alarm system, 6 person passenger lift, KNPD compliant step lift, 18sqm kitchenette, server room, outdoor WC/showers, outdoor gym facilities, preparation for generator, 39sqm bathroom.

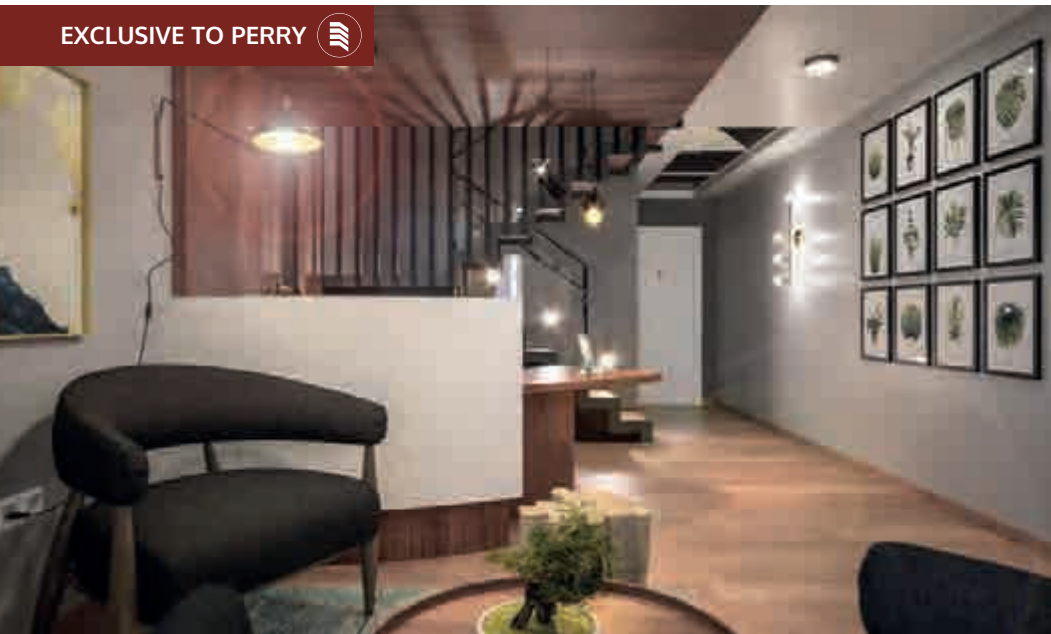


State-of-the-art environmental technologies

Mriehel | For rent | Further details upon request | Ref: OF500161

This Grade A office development introduces state-of-the-art environmental technologies, including TABS (Thermally Activated Building Systems) for cooling. It also seeks to optimise natural lighting and ventilation, while minimising the environmental footprint to create a genuine and vibrant green office campus and world class business destination. There are a number of floors to choose from with different sizes depending on the clients' requirements. The office space is being finished and fitted out to the highest standard and effectively ready to move into. The additional fit-out elements will mainly relate to furniture, fixtures and equipment, kitchenette, internal partitions, additional cooling if required, and raised floor covering.


EXCLUSIVE TO PERRY




Sliema | For sale | €660,000 | Ref: HT600009

 11 Bedrooms

 11 Bathrooms

 Approx. 313sqm
Internal Size

 Approx. 12sqm
External Size


 Approx. 325sqm
Total Size

A well located period TOWN HOUSE with permits in hand to convert into a GUEST HOUSE, just off the Sliema seafront, spread over five floors including a basement and roof area. Proposals are: breakfast area and preparation area at basement level, reception and lift lobby upon entering the premises, two guest rooms at ground level, three further levels with three guest rooms on each floor and the roof which is to be used as a services area. All guest rooms have a shower en-suite. This project will be sold on plan (unconverted) with all necessary permits.

EXCLUSIVE TO PERRY



Sliema | For sale | €2,300,000 | Ref: OF600117

 Approx. 310sqm
Total Size

We are proud to present this one of a kind commercial property on sole agency which is situated bang in the centre of this town with an abundance of exposure. This state-of-the-art property boasts an imposing period façade which has been restored to perfection and to go with it inside one finds marble flooring and toilets, air-conditioning VRV system, burglar alarm and CCTV security throughout. It is currently an office that can man 23 people comfortably, with four useable floors each of 70sqm and a roof terrace which is ideal to entertain, fitting of the modern-day office lifestyle. It has a beautiful skylight that lights up the whole office from top to bottom, through its glass flooring and a cellar which is quite ideal for storage. Freehold.

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

A rather unique, freehold, semi-detached property with all the character of an iconic building, having entrances on two roads, enjoying the most marvellous views over the Valletta waterfront, the three cities and the Grand Harbour. Comprising 5 floors, each of approximately 105sqm all with balconies and commanding spectacular views. The property is to be sold in its entirety including roof and airspace.



Swieqi | For sale | Office
Ref: OF600123 | €200,000

An opportunity to acquire an open plan office space with entrance from street level, forming part of a brand new and modern building. The property measures approximately 62sqm and benefits from kitchenette and toilet facilities. The property is being offered nicely fitted out with modern flooring and lighting however unfurnished. Will make the perfect office for a small business, near the popular towns of Sliema and St Julian's.

Valletta | For sale | House of Character
Ref: HC600147 | €3,400,000

A rare opportunity to acquire a 16th century PALAZZO. The property has been converted, including a painstaking restoration of most of the rooms, with permits to add an additional floor. This spacious and bright property measures approx. 1,000sqm. Comprising hallway, leading onto a courtyard and spacious rooms as well as a staircase leading to first floor level. Upstairs, one finds further large rooms with an abundance of character. Also included is a private roof area. Property has the potential to be converted into corporate offices, a boutique hotel or a majestic residence.



Lija | For rent | Office
Ref: OF600133 | €700 monthly

A modern business centre spread over 8 floors, 3 of which offering underground parking and offering an area of 2,100sqm office space over 5 floors. Services provided by this state-of-the-art business centre include bike rack, visitor parking, optional use of boardroom, option to use space for the installation of server facilities, use of roof, courier services, dry cleaning services. Prices start at approximately €700 monthly. Various office spaces available to suit all sizes requirements.

Sliema | For rent | Office
Ref: OF500168 | €6,400 monthly

A smart elevated office offering a corporate finish and excellent levels of natural light. This 237sqm floor consists of an open plan area, 3 private rooms, a kitchen and dining area. This office is in a commercial block with a reception area at street level and 24-hour access. Being only meters from the popular retail, entertainment and eateries of Sliema, it offers an excellent coastal yet corporate lifestyle.



Santa Venera | For rent | Office

Ref: OF600130 | €16,300 monthly

Recently designed to the highest of specifications, this large 850sqm modern day office provides a wide-open space layout being flexible to many configurations whilst enjoying an abundance of daylight from every part of the office and comprises 30sqm of outside space. Underlying parking facilities available.



Portomaso | For rent | Office

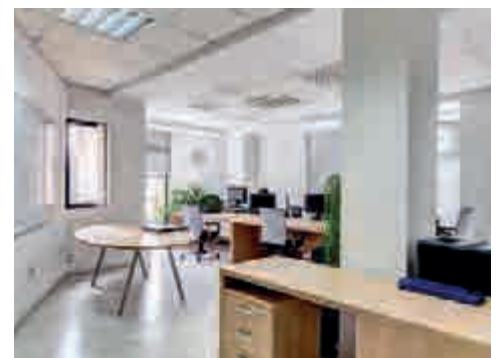
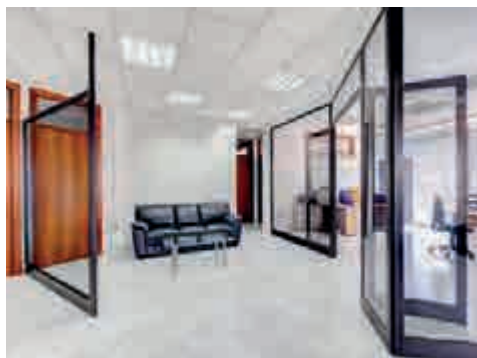
Ref: OF600124 | €12,500 monthly

Entire floor available being rented finished in the most prestigious tower on the island situated in the corporate part of St Julian's, this office is made up of circa 275sqm and being on one the higher floors it enjoys some spectacular views. An underlying 10 car spaces are included!

Gwardamangia | For rent | Office

Ref: OF500146 | €1,860 monthly

A smart 135sqm office offering a smart, corporate interior. The premises are large and spacious with both open-plan layouts and partitioned rooms. Being a corner site, the premises also enjoys plenty of natural light. Being only a 5 minute drive to Valletta, this location offers excellent proximity to the capitals business hub, entertainment and popular eateries. Optional car parking spaces available.



Valletta | For rent | Office

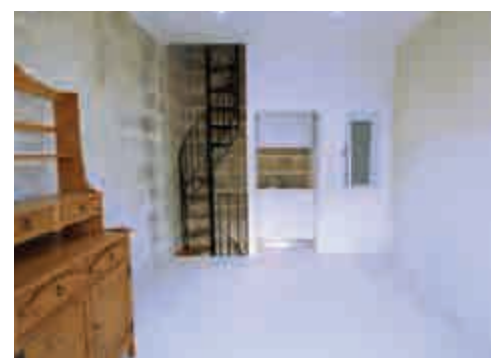
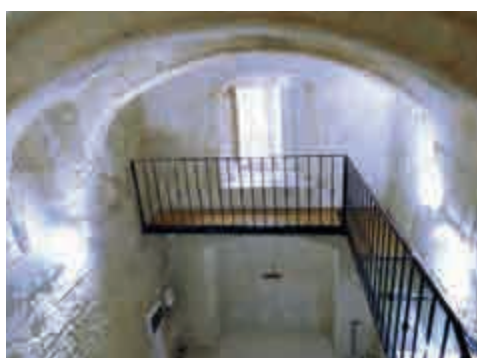
Ref: OF00231 | €1,500 monthly

A COMMERCIAL SPACE measuring approximately 70 square metres situated in Old Bakery Street. This premises are ideal as an office or a commercial outlet. Features include a large glass entrance door, two large rooms, high ceilings, storeroom/archive room and a guest toilet. Other facilities include an alarm system and a security shutter. The premises are in very good condition and can be used immediately. Perfect for lawyers or notaries office.

Valletta | For rent | Office

Ref: OF600134 | €3,000 monthly

A unique opportunity to lease this period OFFICE spread on 3 floors measuring 18sqm each located in the beating heart of the capital and seconds walk to the high street with its vast array of restaurants, shops and entertainment options. Property also includes use of private roof with terrace and kitchenette. A truly original property boasting a wealth of original features.



www.lucelitemalta.com

SHOP ONLINE

AND DISCOVER OUR LATEST ARRIVALS

ECO FRIENDLY

HOME LIGHTING

**INDOOR & OUTDOOR
LIGHTING**

**COMMERCIAL
LIGHTING**

**GET FREE
DELIVERY
WHEN
SPENDING
OVER €25**



LUCE
efficient lighting

LUCE Lite, 117, Anglu Gatt Street, Mosta
EMAIL: lucelitemalta@gmail.com | TEL: +356 9949 0359

GET IN TOUCH

Contact details for the exclusive affiliates of Perry Limited

SLIEMA | HEAD OFFICE

197, Tower Road,
Sliema SLM 1602, Malta
Tel: +356 2131 0800
E-mail: perry@perry.com.mt

ST JULIAN'S BRANCH

60-61, Gorg Borg Olivier Street,
St Julian's STJ 1081, Malta
Tel: +356 2131 0088
E-mail: stj@perry.com.mt

VALLETTA BRANCH

72, Republic Street,
Valletta VLT 1117, Malta
Tel: +356 2131 0714
E-mail: perry@perry.com.mt



FOLLOW US ON SOCIAL MEDIA

