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2020/2021 EDITION – ISSUE 59



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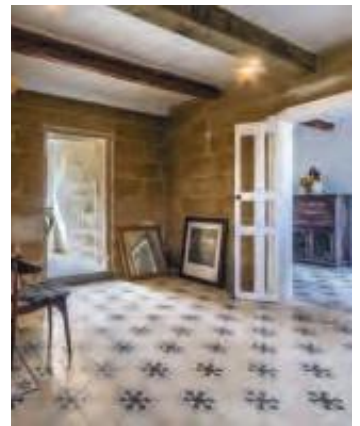
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Define your Future

Celebrating 40 years of selling and renting Malta's most iconic property



We are delighted to present the latest edition of our publication, celebrating four decades of success as one of the longest running and most reputable estate agencies in Malta, with uninterrupted operations since 1981. This publication is widely recognised as a useful information source for investors who want to make an informed investment decision and successfully acquire or rent a quality property in Malta. Each edition showcases the latest, prestigious residential and commercial property offered by the most experienced and knowledgeable real estate specialists. The majority of these specialists have formed part of our Perry sales and lettings teams for over a decade.

Our vision at Perry Estate Agents has always been to be the greatest real estate adviser of choice in the quality and prime property markets we serve. We do not wish to be the largest in terms of volume, just the best in our segments (as judged by our clients) hence our mantra: 'The Best Name In Malta Property'. Our values assert not only our

commitment to ethical and professional conduct but to the essence of our real estate success – an entrepreneurial and unparalleled personal customer-oriented approach. Our Perry team takes great pride in delivering services of the highest quality and we seek to recruit and retain only the best people in the industry. We recognise that our team's diverse strengths combined with good teamwork produce the best results.

Our company's unique and long-standing success, maintaining our position at the very forefront of this highly competitive real estate industry is celebrated with this 59th edition of Perry magazine. We have for decades been well renowned for featuring properties in large-format and high-quality magazines, each one displaying a beautiful work of art on the front cover. The aim of this highly acclaimed real estate magazine has always been to create a clear difference from other operators in the industry. The content of the magazine is split into distinct sections to cater for all prospective purchasers/tenants looking for all types of property. This magazine also serves as an excellent vehicle to promote properties for vendors who have trusted us to represent their special property on the prime sales and letting markets.

Property in Malta has always offered good value when compared with its

global counterparts. As in many prime property markets around the world, the COVID-19 pandemic suppressed activity during the months of government imposed shut down, mainly the period of March-May this year, however activity picked up quite swiftly and with an added sense of urgency with the reopening of the Malta International Airport in July. The market actually felt hotter in July than it did in the first few months of the year.

We expect Malta, with its unique offering to continue to outperform other European cities in the near term. The Maltese prime property market has yet again proved to be resilient to the toughest challenges and seems set to continue to mature on a global stage in the long-term, while offering value in both a European and global context. We have always had the privilege of marketing and showcasing Malta's most outstanding and iconic properties over the years and this 59th edition is no different. This 40th anniversary celebratory edition comes laden with another astounding selection of the islands' most beautiful and prime properties, many of which have been entrusted on an exclusive basis with our company.

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The Viewing (1995) by Andrew Diacono.



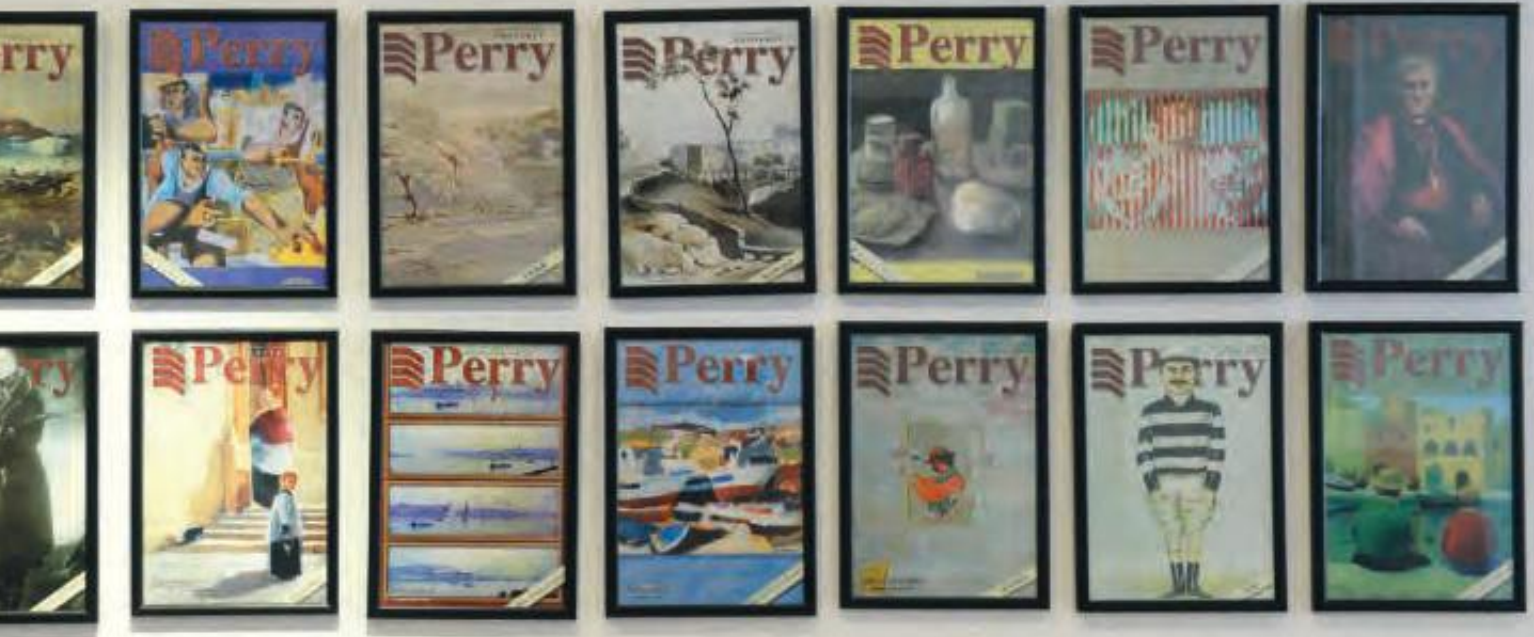
The art of property

To celebrate Perry Estate Agents' 40 years of selling and renting Malta's most iconic properties, Times of Malta interviews founder **Francis Spiteri Paris**.

The Perry Estate Agents head office on Tower Road, Sliema is not your typical corporate space. The open-plan layout looks more like an art gallery, with paintings and old maps hanging on the wall and sculptures nestled in their nook and cranny – two of these, by Andrew Diacono, are entitled 'The Promise of Sale' and 'The Viewing', and subtly hint at what goes on in this office. The antique furniture doesn't impose itself – rather, it looks like it has lived here for years. And at the far end, two large glass doors are coloured in by the changing temperament of the sea, just across the road.

But then, Francis Spiteri Paris is not your typical estate agent either. Founder of Perry Estate Agents, which he set up four decades ago, Spiteri Paris is a conversationalist. And fuelling his conversations is his great passion for art. This is also shown in the fact that on the cover of every issue of Perry magazine – and there have been 59 issues so far – Spiteri Paris chooses a particular painting.

For this year's issue, Spiteri Paris has chosen an oil on canvas by impressionist John Borg Manduca – with an accompanying study by Richard England.



“Over the years, various paintings have graced the front cover of our magazine,” Spiteri Paris says. “I’ve never chosen wildly expensive, inaccessible art, but rather, art which anyone can appreciate and own.”

Spiteri Paris says that his passion for art preceded his interest in property.

“I would say that property can also be a form of art. You have to curate both,” he says.

“Take Valletta, for instance. The capital needs to be carefully curated in order to be preserved and appreciated.

“But then, the value of curating can be extended to almost everything in life. Our head office is testament to that. For instance, at night, I leave a few lights on, strategically placed, so that people walking by can get a glimpse of the artworks we have here. It’s a subtle effect – but an effective one.”

Subtlety isn’t something that can be happily married to the promotional aspect which is essential to any business.

“I’ve never been one to promote myself,” Spiteri Paris says. “It’s something which I have inherited from



Francis Spiteri Paris and, in the background, *The Promise of Sale* by Andrew Diacono.



The Promise of Sale (1995) by Andrew Diacono.

“There is a very fine line between standing out and showing off. And as an agency, we opt for the former”

my parents. I remember that when I told my mother I had bought offices on Tower Road, she sighed and told me, ‘But Francis, now everyone will be able to see you’.

Back then, Perry were the first estate agents on Tower Road – fast-forward to today, practically every estate agents have their offices nearby.

“In real estate, you have to promote yourself, so having an office here is about location and placement – it’s a beautiful advert,” Spiteri Paris says.

“There is a very fine line between standing out and showing off. And as an agency, we opt for the former – even in the way we promote our listings.”

For Spiteri Paris, the biggest catalyst in property has been the internet.

“When I started 40 years ago, we used to take photos ourselves. I would buy a film of 36, take six photos of each property, develop the photos at a shop around the corner, and then put the photos up on our window. Nowadays, that is unimaginable.

“While property has remained one of the most solid investments anyone can make, the real estate business has changed. There is a lot more property available – including commercial. Lettings has grown to the extent that it has become an industry in itself. And the competition is tougher.

“What distinguishes us is the level of service that we give. It’s a quality that we have built year after year, for four decades.

“It’s just like a collection,” says Spiteri Paris, himself an avid collector. In fact, among other collections, he has a rare repository of Oscar Wilde items, including manuscript letters and the key to Wilde’s cell at Reading Gaol, where the playwright was incarcerated.

“You don’t just buy a collection – you build it over the years. And that is how we have built our service offering.”



Robert Spiteri Paris



Anthony Sciberras



Maree Rose Zammit



Nadia Borg



Stanley Carter



Marc Sullivan



Romina Martellacci



Etienne Grech



Amy Bugeja



Fredrick Stivala



Timothy Scerri



Luisa Busietta



Jean-Paul Ganado



Konrad Ferris



Louis Schembri



Karmenu Cutajar



Simon Rajan Bharwani



Tiziana Cutajar



Dan Perry



Ruth Testa

**BORG MANDUCA,
JOHN (Born 1934)**
'Dragonara
Malta 2013'
oil on canvas
(99cm x 49cm).
Private collection
– Malta.



'Dreamscapes of reverie'

In future years, John Borg Manduca's canvases will be retained as a memory of an island's lost and annihilated patrimony, says **Richard England**.

The essential quality of John Borg Manduca as an artist is that in all of his body of works he has consistently chosen to avoid being a follower of current fashionable 'isms', or of conforming or adhering to any pseudo-intellectual trendy art movement. On the contrary he has used his imaginative creativity to poetically interpret his much loved sun-baked native land and its surrounding seascape in all of its moods, in canvases which one could term dreamscapes of reverie.

It is in these dancing marine canvases depicting seas, at times calm and at times menacing, that the artist excels. The varying moods of our history-laden surrounding Middle Sea more so in its tenacious, visceral 'grigal' moments, exploding on steadfast coastal rocks that provide Borg Manduca with an inspirational mindset which he then ably transfers to his dexterous ability to portray the forceful and momentous collision of turbulent liquid with solid mass.

Borg Manduca also depicts his seas in other moods, at times agitated by angry storms, at times ignited by aureate sunbeams and at others stilled and dimmed by the eclipsed darkness of moonless nights. On viewing his seascape canvases it is obvious the artist has a particular empathy with the kaleidoscopic

nature of the sea, in all alchemies of its disparate moods. He remains above all a visual poet of the architecture of the sea and the dance of its waves.

Borg Manduca holds two major artists as his major mentors, influences and references. The 19th century Russian Ivan Aivazovsky (1817-1900), a marine artist of Armenian origin, whose stormy waters realistically depicted with intense drama have had a definitive effect on the local artist's creativity. Another artist whose work has definitely shaped Borg Manduca's paintings is the eminent British artist Joseph Mallord Turner (1775-1851) with his magical chromatic spectrum of operatic skies, ebullient clouds, incandescent seas, and evanescent colours. Both these artists together with the works of the Impressionists remain the dominating influences in all of Borg Manduca's artistic expressions.

Apart from his marine dancing seascapes Borg Manduca is also a successful delineator of the architecture of the sunlit stones and shadowed streets of our island's townscapes. In his urban depictions he combines light and shadow with panache and vivacity in an alchemistic manner to convey the geometric power of the island's limestone vernacular architecture. With his romantic

visions of local townscapes, Borg Manduca assumes the role of a mnemonic helmsman of a now fast-vanishing heritage. In future years his canvases will be retained as a memory of an island's lost and annihilated patrimony.

Particularly worthy of note is Borg Manduca's brief but paramount collaborative venture with the Scottish Concrete-Poet artist Ian Hamilton Finlay. His dexterous palette knife images of land and seas war machines, in combination with Finlay's succinct verbal aphorisms provided potent allegorical and metaphorical artistic amalgams.

Borg Manduca's ethereal town and seascapes bathed in liquefied xanthic tones, not only transform, but transcend reality. With his deft palette strokes he creates art works allowing their observers enchanting poetic glimpses, much needed magical antidotes to today's vespertine soulless life patterns. For his delectable contribution to the local art scene and his imaginative vision we owe him both our admiration and gratification.



Richard England is a Maltese architect, writer, artist and academic. He is also a sculptor, photographer, poet, artist and author. He is a Visiting Professor at the University of

Malta, having acted as Dean of the Faculty of Architecture between 1987 and 1989. He is also an Hon. Fellow at the University of Bath in the UK, and an Academician and Vice-President of the International Academy of Architecture.



SOLD

Rabat

Ref: HC500240 | Palazzo | List price: €1,950,000



SOLD

Sliema

Ref: FA601178 | Apartment | List price: €1,339,000



SOLD

Lija

Ref: HC600340 | House of Character | List price: €895,000



SOLD

Dingli

Ref: HC02644 | House of Character | List price: €2,800,000



SOLD

Sliema

Ref: HC600436 | House of Character | List price: €2,370,000



SOLD

Balzan

Ref: DV600057 | Detached Villa | List price: €1,550,000



SOLD

Senglea (Isla)

Ref: HC600389 | House of Character | List price: €1,350,000



SOLD

Tigné Point

Ref: PH00378 | Penthouse | List price: €3,950,000



SOLD

Birkirkara

Ref: HC600251 | House of Character | List price: €1,295,000



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



RENTED

Valletta

Ref: OF600027 | Office | List price: €7,300 monthly



RENTED

Ta' Xbiex

Ref: HC600457 | House of Character | List price: €10,000 monthly



RENTED

Gzira

Ref: OF600088 | Office | List price: €2,200 monthly



RENTED

Sliema

Ref: PH600075 | Penthouse | List price: €4,500 monthly



RENTED

Balzan

Ref: HC02952 | Palazzo | List price: €7,500 monthly



RENTED

Mdina

Ref: HC600323 | Palazzo | List price: €12,000 monthly



RENTED

Ta' Xbiex

Ref: SV00814 | Semi-Detached Villa | List price: €10,000 monthly



RENTED

Sliema

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



RENTED

Sliema

Ref: PH600205 | Penthouse | List price: €4,400 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.





CRADLE OF MALTA'S HISTORY

Known collectively as Cottonera, the three cities – Cospicua, Vittoriosa and Senglea – have individual identities that made history.

PHOTOS: Matthew Mirabelli and Mark Zammit Cordina

It's the view that launched a thousand ships – and then some. Nowadays, the view from the Upper Barrakka Gardens daily launches thousands of hands in the air, all holding a camera or a mobile phone to capture a stubborn Fort St Angelo, set against the backdrop of the beautiful panorama of the Three Cities.

Go down the Barrakka lift, cross Grand Harbour on the ferry, and dock at the Three Cities. They are Valletta's three sisters – but they are the older sisters who can rightfully claim to be the cradle of Maltese history. And despite their age, they are as pretty as the capital – indeed, as the first home to the Knights of St John, their bastions, palaces and churches are older than Valletta's.

Cospicua, also known by its older name Bormla, is the largest of the Three Cities. Inhabited since Neolithic times, its location was appreciated by the Phoenicians and later by the Order of St John, who added to its fortifications and maritime facilities. Because of its important role in the Great Siege of 1565, and also in view of its strong bastions, Grand Master Marc'Antonio Zondadari renamed the city Città Cospicua.



In 1776, the Order of St John started to construct a dockyard, which later was used by the British during the Crimean War, World War I and in the years preceding World War II. Cospicua was heavily bombed during World War II and suffered heavy damage.

In recent years, Cospicua has found peace and its buildings – many of them historic, are being restored and renovated to their former glory.

The second largest city, Vittoriosa, was the first to be rediscovered and gentrified in recent

years. Birgu is a quiet warren of narrow lanes and shaded corners – but every stone whispers tales of its colourful history. And what a history – along the centuries, it was home to the Phoenicians, Greeks, Romans and Knights of St John and served as the headquarters of the Spanish Inquisition. And even if in 1571, the Knights transferred their convent and seat to the new capital, Birgu still retained its importance, especially when the Royal Navy established its Mediterranean fleet here.

Birgu suffered heavy damage during World War II, and historic buildings such as the clock tower and the Auberge d'Allemagne were destroyed. In the past two decades, the city has enjoyed a rediscovery, with new inhabitants and tourists appreciating the beauty of Città Vittoriosa.

Senglea is the smallest city of the trio, standing on a narrow promontory jutting into Grand Harbour. Known as L'Isola di San Giuliano, the area was used as a hunting area, until fortified in 1551 by Grand Master Claude de la Sengle.

L-Isla played a heroic role during the Great Siege and remained unconquered, which earned it the title Città Invicta. In 1798, it was involved in the blockade against Napoleon's forces, yet another interesting chapter in the city's history.

Sadly, most of L-Isla was destroyed during World War II – indeed, it is calculated that more than 75 per cent of its buildings were turned to rubble. One of the most devastating attacks happened on January 16, 1941, when a blitz by the Luftwaffe destroyed various historic buildings, including the basilica – this was rebuilt and inaugurated in 1957.

Senglea is possibly the most introvert of the three cities – possibly because given its limited accessibility,

you only visit because you intend to, and not because you are driving through. But that only adds to its charm.

The real estate market in the Three Cities is gaining traction, attracting buyers and investors from abroad who have a passion for history and heritage.

Cospicua, Vittoriosa and Senglea all offer a wealth of opportunities, from grand palazzos and imposing townhouses to smaller, charming properties. The scarcity of such properties – together with the increasing demand – means that actual and prospective investors can enjoy a healthy rise in property valuation.

This newfound appreciation of the Three Cities has also encouraged placemaking – Cospicua, Vittoriosa and Senglea not only offer historic and

interesting properties, but also a beautiful context that boasts museums, cafes, restaurants, yacht marinas and public areas.

The authorities have acknowledged the importance of preserving and restoring the Three Cities' architectural and historic wealth – to encourage further conservation of these unique urban conservation areas, government is offering attractive tax incentives, including a reduced stamp duty of 2.5 per cent, instead of five per cent.

This public and private interest will help ensure that we discover more chapters from the Three Cities' history book.

[View properties for sale on page 19](#)



Santa Margherita Lines, Cospicua



Cottonera Lines, Cospicua



Windmills, Cospicua

LIGHTS IN THE CITY

Drop a pin on these attractions

Santa Margherita Lines, Cospicua

Also known as Firenzuola Lines, these fortifications were named after Fra Vincenzo Maculano de Firenzuola, who had suggested this line of fortifications, following an attack by the Turks on Żejtun and Żabbar. St Helen's Gate forms part of these fortifications.

Cottonera Lines, Cospicua

These massive fortifications were never completed by the Knights of St John – however, the British added various elements to them, such as Fort Verdala and St Clement's Retrenchment.

Windmills, Cospicua

These windmills are a strange and interesting sight, given their urban context. Built by Grand Master Nicolas Cottoner and his brother Rafael, two windmills can be found in St John Street and Windmill Street



Inquisitor's Palace, Vittoriosa

Inquisitor's Palace, Vittoriosa

With its magnificent architecture, the Inquisitor's Palace makes for an impressive sight – built by the Knights in the 1530s, it served as home to the Inquisitors and today, one can still visit its prison cells, tribunal room and chapel.



Malta Maritime Museum, Vittoriosa



Ġnien il-Gardjola, Senglea



IL-Maċina

Ġnien il-Gardjola, Senglea

Located right at the edge of Senglea Point, these public gardens offer a magnificent view of Grand Harbour and Valletta. The stone vedette was used as a lookout post guarding the harbour entrance.

Madonna tan-Nofs

Literally translated as the statue half way down the road, this was erected in Victory Street, to show the city's gratitude for escaping the 1813 plague.

Malta Maritime Museum, Vittoriosa

The building housing the Malta Maritime Museum served as an arsenal for the galleys of the Knights as well as a bakery for the Royal

Navy. Nowadays, it houses various maritime exhibits spanning a period of over two millennia.

Fort St Angelo, Vittoriosa

Built by the Knights of St John over the ruins of a Norman castle, Fort St Angelo played a role in most of Malta's major battles – having undergone recent restoration, and following years when it was not accessible to the public, the fort can now be enjoyed in all its glory.

IL-Maċina

Originally a masting crane mounted on the Sheer Bastion – used to raise masts and lower them into galleys moored beneath – IL-Maċina has been renovated as a boutique hotel.

Property highlights

Perry Estate Agents represent some very interesting real estate both for sale and for rent in the Three Cities.



Senglea (Isla) Ref: HC600463 | For sale
More information on page 23.



Senglea (Isla) Ref: HC600502 | For sale
More information on page 29.



Senglea (Isla) Ref: MA600255 | For sale and for rent
More information on pages 63 and 77.



40
Celebrating
Forty Years
In Real Estate

Breathtaking views from the front row



Mark and Trish Mullane painstakingly transformed a derelict Senglea waterfront property into a magnificent home, where every room boasts majestic views of the yacht marina and Grand Harbour's dramatic fortifications.

Of Cottonera's cities, Senglea is perhaps the more shy of the three. Huddled on a narrow strip of land between French Creek to the west and Dockyard Creek to the east, it stretches its legs from the Gardjola Gardens to St Michael Bastion. Just six streets wide, it only has one point of access – so whoever goes to Senglea it's because they want to go there, and not just passing through.

Senglea might be small, yet it is stubborn. The Città Invicta resisted the Ottoman invasion of 1565 and, despite suffering heavy air raids during World War II, which devastated most of the city, it remained standing.

And despite its proportions, the small, thin peninsula has some of the biggest, widest views in Malta, taking in Fort St Angelo, Valletta, Birgu and Kalkara.





The Senglea property after it was renovated.



“Behind the old façade, the house was completely renovated and updated with modern luxuries”

It is these same views that left Mark Mullane awestruck.

“I first saw these views years ago, when I was in the Merchant Navy,” he says. “Entering Grand Harbour in 1981 to refuel, I simply couldn’t believe the magnificence of such views.”

32 years passed and the Mullanes started looking for a permanent home abroad.

“We went property hunting in Greece, Spain and Portugal but didn’t find what we wanted,” says Mark’s wife, Trish. “Mark told me how taken he was with his

earlier Grand Harbour visit in 1981, so we decided to start looking for a property in Malta.”

In July 2013, Trish travelled to Malta with a friend – as Mark had business commitments – and travelled all over the island looking at properties.

“Then on the last day of our visit, we came down to Senglea and I immediately knew it was the location for us. We then returned every month for five months before we eventually found this beautiful property on the seafront.”

“Everyone told us not to buy in the Cottonera as it was run down,” Mark says. “However as this was to be our permanent home, we didn’t want to live in an area full of expats. We wanted to live within a local community and embrace their culture and way of life. Apart from the stunning views, one of the other things that attracted us to Senglea was its close proximity to Malta’s capital Valletta and the 10-minute trip to get there by either a water taxi or the regular ferry service.”



The Senglea property before it was renovated.



“From the outset, the local people here were just lovely – in weeks, we built a strong network of contacts with many over the years becoming close friends. We also feel very safe here – everyone looks out for us.”

Both locals and expats are investing heavily in this area as is the government. Mark and Trish saw the potential of this heavily underrated locality at the time of purchasing a restoration project there, a city which would gain a lot of traction on the real estate market and see an influx of affluent residents and businesses over the years following their purchase. The three cities experienced a gentrification, with substantial investment from both the private and public sector including the opening of an upmarket hotel on the Senglea waterfront in 2018 within a 16th century landmark building, and a government regeneration project including the embellishment of the grand Senglea gate, the regeneration of the main piazza and the restoration of 4,500 square metres of fortification walls and the iconic clock tower.

The house, on a corner in Triq il-Miġja tal-Papa, had been shuttered for decades and was in a state. But the Mullanes saw its potential.

“It was a challenge,” Mark says. “We had to replace the roofs with specialist local stonemasons spending seven months just restoring the façade and fitting new stone balconies while paying special attention to reproduce the original design of the corbels and stone architraves. The floors and washroom had to be rebuilt while modern insulation and underfloor heating were installed. We also changed all the woodwork and ironwork.”

Behind the old façade, the house was taken back to its shell before being completely renovated and updated with modern luxuries. The stylish marble bathrooms have media and televisions installed, and throughout the rest of the house, everything – including the lighting, curtains, media, air-con/heating and security system – can be controlled and securely accessed from anywhere throughout the world. The handmade bespoke American walnut kitchen is a perfect marriage of form and function, while the custom-made furniture fits the space beautifully.



Renovation works under way.



“After meeting several leading real estate companies, We chose Perry Estate Agents to represent our property”

“The design was informed by the views,” Mark says. “Every room has spectacular views and the living area is a lovely space that complements the vista from the two new balconies.”

It took Mark and Trish two years to finish their Senglea home – flying back and forth every month to manage their unique project.

The Mullanes recently sold their Senglea home through Perry Estate Agents.

“It was such a difficult and painful decision,” Mark says. “We have three children in the UK where the property market has become very expensive – so we decided to sell our Senglea home in order to give our children the opportunity to buy their own homes. So the pain of selling the house was, in a way, muted by the satisfaction of giving our children a leg-up to buy their own property.”

After meeting several leading real estate companies, “We chose Perry Estate Agents to represent our property as sole exclusive agents. From our first initial meeting, we both felt that Perry truly understood the true value of what we had done and the unparalleled location of our investment. Perry came across as the most professional and took a personal interest with all their team including the directors visiting the property to familiarise themselves with the houses unique systems and outstanding location,” Trish says.

“We were impressed with Perry’s marketing material and they gave us the confidence to trust them with selling our property. Within days we had substantial offers and within a few months, we had the right offer. We sold the house to a lovely couple who fell in love with this extraordinary locality and appreciated the meticulous renovation and unrivalled seafront position of this property.”

But that is not the end of the Mullanes’ love affair with Senglea. In fact, they have purchased another seafront property, which they will be restoring and transforming into a beautiful home.



A picture-perfect and delightful house of character

Gharghur | €2,350,000 | Ref: HC600569



4 Bedrooms



5 Bathrooms



Garage (2 Capacity)



Approx. 700sqm
Total Plot Size

We are proud to present as EXCLUSIVE AGENTS this picture-perfect and delightful HOUSE OF CHARACTER full of charm and characterful features, however expertly converted to offer a practical layout, the latest in tasteful, contemporary interiors and stunning outdoor area. The absolute archetype of a sublime lavish village house of character, this exquisite four-bedroom home is located in the lovely and privileged hilltop village of Gharghur, found on the fringe of major commercial towns, boasting beautiful natural surroundings and easy accessibility. Upon entering one finds a spectacular living room in the form of a traditional mill room oozing charm, with its dramatic arched ceilings and a cosy wood-burning fireplace. The property further comprises a spectacular open plan kitchen/sitting/dining area leading out onto the most impressive private swimming pool area, while above and up a comfortable flight of stairs with floods of natural light streaming in through the overlying sklight are four bedrooms all with en-suite facilities. The property benefit from an astonishing amount of period character located on a quaint village alley and peaceful 'cul de sac'. The property also includes a very valuable two-car lock-up garage.



A historic property renovated to the highest standards

Senglea (Isla) | €895,000 | Ref: HC600463



4 Bedrooms



6 Bathrooms



Approx. 340sqm
Internal Size



Approx. 100sqm
External Size



Approx. 440sqm
Total Size

We are delighted to present a wonderful TOWNHOUSE originally built several hundred years ago, recently renovated and altered by its present owners to the highest of standards. This handsome, period building located within the walls of this much sought after fortified city comprises welcoming hall, formal sitting/dining, and fully fitted and equipped kitchen at ground level as well as a pretty courtyard. At first and second floor levels one finds four double bedrooms in total, each with en-suite bathrooms and the main two en-suite bathrooms benefiting from underfloor heating. At roof level is a breathtaking and spacious roof terrace enjoying lovely views of the historic surroundings. At this level one also finds a fully fitted kitchenette and shower room making it ideal for entertaining.

Each floor is served by an elevator and each room also benefits from reverse cycle air conditioning system. The property is conveniently located in the heart of Senglea and moments away from many restaurants, shops and amenities.

Refer to Three Cities feature on page 14




A dreamingly elegant country house with expansive gardens

Siggiewi | €2,700,000 | Ref: HC600425

 5 Bedrooms

 4 Bathrooms

 Approx. 250sqm
Internal Size

 Approx. 3000sqm
External Size

 Approx. 3250sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS an immaculate country residence located minutes away from the town centre. This dreamingly elegant country house is well finished with a stunning swimming pool and boasts expansive landscaped gardens. The house stands at the head of over 3000sqm of land and one enters the property through a lovely hall and courtyard. At ground floor and garden level, is a large fully fitted kitchen, separate sitting room and separate office which is accessed through a hallway and can be easily converted into a guest annex, also benefiting from an en-suite bathroom. These rooms all look out onto the amazing outdoor area and are flooded with natural light. A beautifully kept lawn surrounds a large private swimming pool which is the centre piece of the house making it ideal for entertaining. Upstairs one finds four bedrooms which brings the total possible bedrooms to five with a further two en-suite bathrooms and guest bathroom.





The most incredible panoramic views of the Grand Harbour

Valletta | €6,500,000 | Ref: HC100014

 3 Bedrooms

 2 Bathrooms

 Approx. 230sqm
Internal Size

 Approx. 62sqm
External Size

 Approx. 292sqm
Total Size

An elegant period TOWNHOUSE with an abundance of authentic architectural features on the highly sought-after Barbara Bastions commanding the most incredible panoramic views of the Grand Harbour from its elevated position in a very tranquil location away from the bustle yet just a short walk from the Unesco world heritage city centre of Valletta. Newly and expertly renovated, this property features an impressive double height arched sitting/dining room incorporating a minstrels' gallery, study, fully fitted kitchen/breakfast, reception area, a second very spacious modern living area leading to a double terrace also enjoying the breathtaking views, three bedrooms (including a master suite with walk-in wardrobe, en-suite bathroom and sublime views), two bathrooms (one en-suite) and laundry. This property is served with a new passenger lift.

EXCLUSIVE TO PERRY



A historic property brimming with characterful details

Valletta | €695,000 | Ref: HC600564



2 Bedrooms



2 Bathrooms



Approx. 130sqm
Internal Size

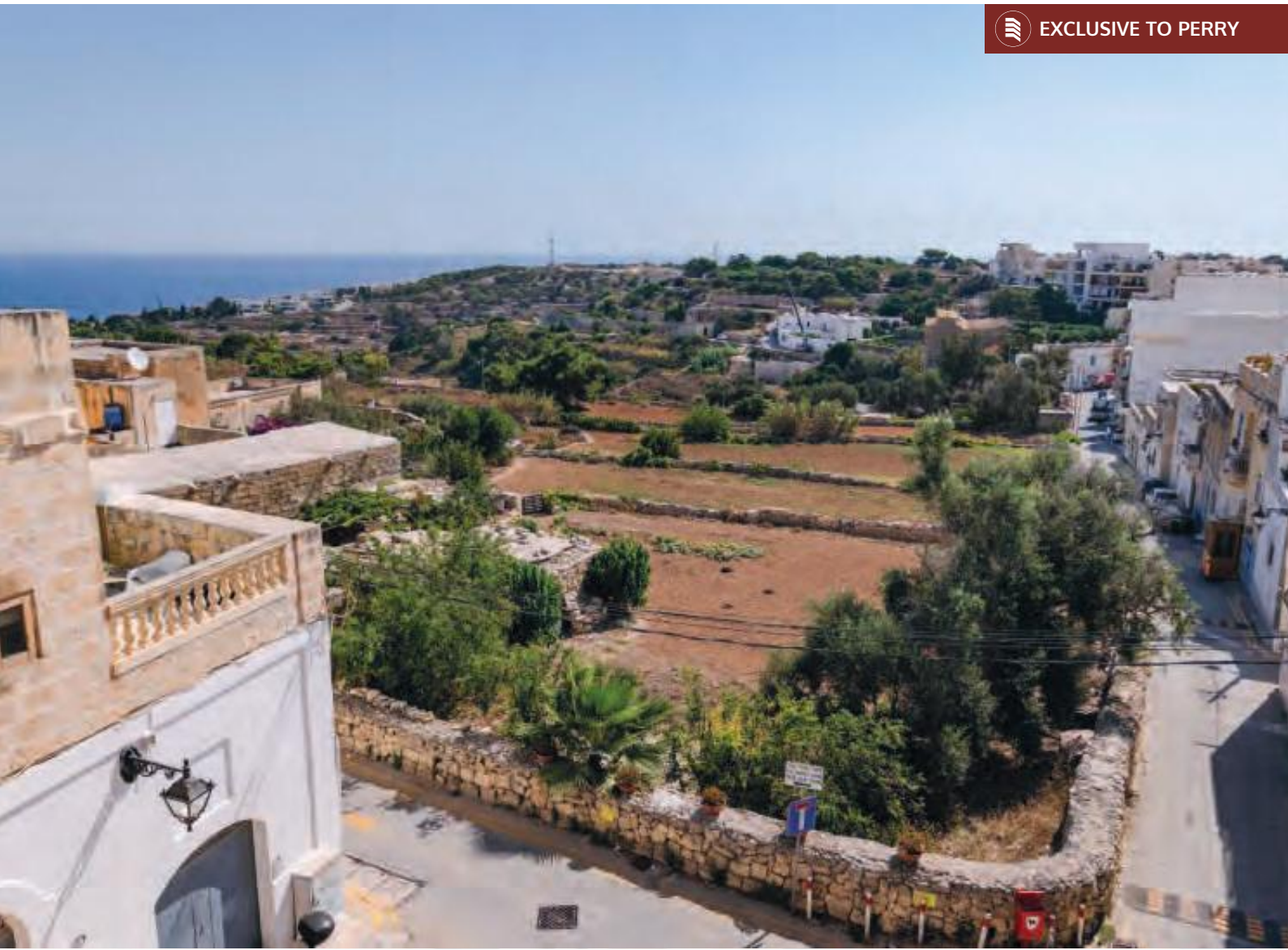


Approx. 10sqm
External Size



Approx. 140sqm
Total Size

We are proud to present this beautiful HOUSE OF CHARACTER overlooking the picturesque Independence Square and the iconic St Paul's co-cathedral. The house itself dates back several hundred years but has been sympathetically converted by its current owner to retain its characterful features that give it its charm and individuality. The fantastic amenities of the vibrant capital city are a major draw for Valletta and this home is perfectly located to make the most of them; its just a mere five-minute walk to Republic Street and all the city's major attractions yet on a tranquil and quaint street. This incredibly handsome property currently comprises two double bedrooms, two shower rooms, kitchen/breakfast room, living room and a unique cellar. The owner bought two adjacent properties and merged them into one, to create this splendid, corner and imposing period residence with conspicuous appeal and the history is bolstered further by the fact that it is located in such a landmark square.



A double fronted townhouse situated in a quiet area

Gharghur | €795,000 | Ref: HC500285



3 Bedrooms



4 Bathrooms



1 Private Carport



Approx. 246sqm
Internal Size



Approx. 52sqm
External Size



Approx. 298sqm
Total Size

Situated on high grounds, a double fronted TOWNHOUSE enjoying unobstructed views of the countryside, valley, and the sea beyond, patterned tiles, high ceilings, situated in a quiet area in this much sought-after location. Comprising a nice wide hall, dining room, fitted kitchen/breakfast/living room, guest toilet, four bedrooms (main having a shower en-suite), main bathroom, boxroom, laundry, one private carport with two large separate terraces enjoying the spectacular views. SOLE AGENTS.

EXCLUSIVE TO PERRY



St Julian's | €2,250,000 | Ref: HC600539

3 Bedrooms

3 Bathrooms

Garage (1 Capacity)

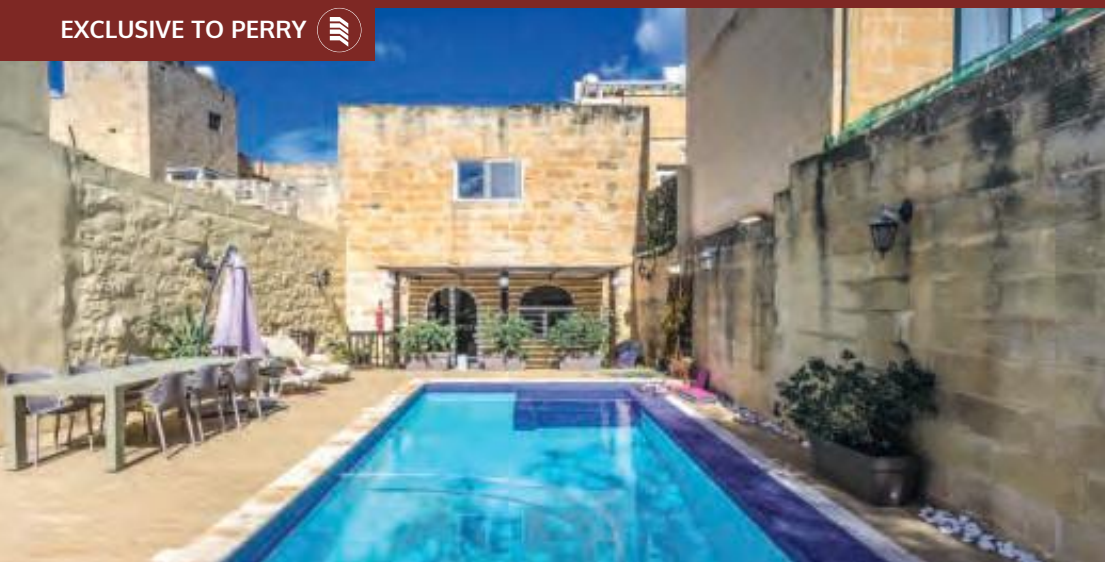
Approx. 250sqm
Internal Size

Approx. 350sqm
External Size

Approx. 600sqm
Total Size

A unique spacious double fronted TOWNHOUSE enjoying complete tranquillity located within few meters away from St Julian's promenade where one finds plenty of coffee shops and restaurants and other essential amenities. Accommodation comprises of three good size bedrooms, three bathrooms two of which are en-suite, guest bathroom, sitting room, dining room, fully fitted kitchen/b'fast, study, boxroom and a very large garden measuring approx. 250sqm and one-car lock-up garage. SOLE AGENTS.

EXCLUSIVE TO PERRY



Mosta | €935,000 | Ref: HC500279

4 Bedrooms

4 Bathrooms

Garage (2 Capacity)

Approx. 320sqm
Internal Size

Approx. 170sqm
External Size

Approx. 490sqm
Total Size

A unique opportunity to own this very well-presented HOUSE OF CHARACTER in the very heart of this sought-after town centre, enjoying a beautiful private garden with a good size pool enjoying space for entertaining. This period property offers generous accommodation with features such as high arched ceilings and amazing stonework, complimented by modern facilities. The property also affords easy access to the town's amenities. Accommodation comprises of an imposing entrance hall, sitting room, living room, fully fitted kitchen/breakfast, dining room overlooking the pool area and a guest toilet. On the second floor one finds three double bedrooms main en-suite shower and a separate bathroom. This property enjoys a spacious garage, and it is also freehold.


 EXCLUSIVE TO PERRY

Sliema | €795,000 | Ref: HC600455



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)

Approx. 221sqm
Internal SizeApprox. 65sqm
External SizeApprox. 286sqm
Total Size

A charming TOWNHOUSE having a wide frontage and situated in a beautiful street just a short walk from the seafront, local shops, and all other amenities. Retaining most of the period architectural features layout comprises of an entrance hall, sitting room/dining room, kitchen/breakfast, three bedrooms, three bathrooms, courtyard, washroom on own private roof and an interconnecting one-car garage with ample storage space.



Senglea (Isla) | €1,275,000 | Ref: HC600502



4 Bedrooms



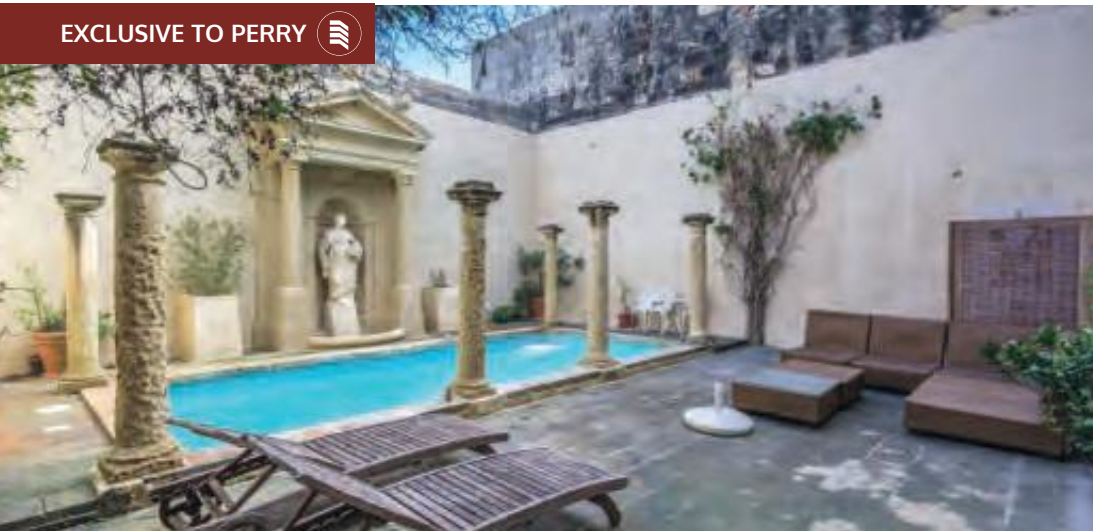
5 Bathrooms

Approx. 210sqm
Internal SizeApprox. 104sqm
External SizeApprox. 314sqm
Total Size

An inspiring opportunity to acquire this stunning corner TOWNHOUSE, which is set on higher ground, taking in impressive panoramic views across the Grand Harbour and its surrounding villages. The premises is spread over three main floors of accommodation, entrance into a welcoming hall, leading to a wider than usual traditional Maltese staircase, at first floor level one finds an office, two bedrooms with their own en-suite bathrooms. At the second-floor level are two further bedrooms both with en-suite bathrooms, a most amazing open plan kitchen/sitting/dining room which opens to a large terrace looking directly over the Grand Harbour. A major attraction is the astounding private roof area with kitchenette and storage room, also enjoying a sizeable seafront terrace ideal for those who love entertaining.

Refer to Three Cities feature on page 14

EXCLUSIVE TO PERRY




Naxxar | €1,250,000 | Ref: HC600493

 3 Bedrooms

 2 Bathrooms

 Approx. 180sqm
Internal Size

 Approx. 80sqm
External Size

 Approx. 260sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS, a handsome double-fronted period TOWNHOUSE of elegant proportions. The house is situated in the heart of one of Malta's prettiest and most sought-after towns and surrounded by some of the most unspoilt urban conservation areas. This beautiful home offers a wealth of character and retains many original features. Accommodation comprises impressive hallway, sitting room, dining room, separate fully fitted and equipped kitchen and a beautiful private swimming pool area.

Up a beautiful staircase one finds three double bedrooms, two bathrooms (one en-suite) and laundry room with private roof area. Undoubtedly one of the finest houses of character currently on the market, benefiting from superb interiors and a very high standard of finish. The property is found in a tranquil village street yet is just a minute's walk to the town centre with all amenities on its doorstep.

EXCLUSIVE TO PERRY





Rabat | €675,000 | Ref: HC600456


 3 Bedrooms

 2 Bathrooms

 Garage (1 Capacity)

 Approx. 200sqm
Internal Size

 Approx. 70sqm
External Size

 Approx. 270sqm
Total Size

A truly stunning double fronted HOUSE OF CHARACTER meticulously restored to exact detail and beautifully presented and maintained.

Boasting an abundance of original features such as a private central courtyard with a Jacuzzi, mill room with fireplace and more. Accommodation comprises entrance hall, sitting room, dining room, living room, fully fitted kitchen/breakfast, three bedrooms, two bathrooms (one en-suite), guest toilet, underground cellar, laundry and a roof terrace (ideal for entertaining) with BBQ area and excellent views of the Mtarfa valley. Complementing this wonderful property is an interconnecting garage and storeroom.



Italian Masterpieces

Massimosistema sofa designed by Poltrona Frau Style & Design Centre

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Sliema

Ref: HC500280 | €720,000

An attractive TOWNHOUSE situated just a few metres away from the popular Balluta Bay on a quaint and unspoiled street with all amenities nearby. Property boasts some typical features such as wooden balcony, patterned tiles, wide staircase and more. This lovely property comprises 3 large bedrooms (main en-suite), bathroom, guest toilet, separate living, kitchen/dining, and a good-sized back yard. Freehold.



Valletta

Ref: HC600563 | €2,200,000

A truly magnificent PALAZZO situated in our Unesco Capital City. Comprising hall, double height sitting/dining with viewing gallery and library, fitted kitchen/breakfast, pantry, 3 bedrooms main with walk in wardrobe, main bathroom, further shower room, guest toilet, a further kitchen/breakfast and living room on the roof with outside inbuilt jacuzzi, gym, multimedia room, various storage rooms and central courtyard. This property has central heating, air-conditioning throughout, smoke alarm, burglar alarm and 2 fireplaces.

Attard

Ref: HC600415 | €595,000

A charming HOUSE OF CHARACTER situated in a quiet location yet close to all amenities. Accommodation comprises entrance hall, sitting room, dining room, living area, kitchen/breakfast all leading to a central courtyard, 3 bedrooms, main bathroom, guest toilet, laundry, and a roof garden.



Siggiewi

Ref: HC600469 | €950,000

Recently converted HOUSE OF CHARACTER situated in the heart of this quaint village. Accommodation comprises wide entrance hall, a modern fully fitted kitchen/breakfast with pantry, a small courtyard and a large sitting/dining area leading to the garden and swimming pool area. On the second floor one finds three bedrooms and 3 bathrooms, a large study. A large laundry room is also found at roof level.

Żejtun

Ref: HC500252 | €790,000

An impeccable and rare HOUSE OF CHARACTER ideally located right in the heart of one of the oldest towns on the island. Accommodation comprises of an entrance hall followed by a spacious living room leading to a combined kitchen and dining area overlooking the massive garden, deck area and pool. 3 double bedrooms, study/office, main bathroom, guest shower/laundry room, pool area shower, a billiard room, and a courtyard. The property also enjoys its own roof/airspace having the potential to develop further.



Zebbug

Ref: HC600559 | €950,000

A HOUSE OF CHARACTER commanding a fantastic corner position. Accommodation comprises welcoming hall with higher than usual ceiling, leading out onto a courtyard with a private pool. On ground floor one finds open plan kitchen/living/dining, staircase leading to two bedrooms, master with walk-in wardrobe and en-suite, further bedroom also with en-suite. Another bedroom with en-suite and a fourth bedroom with en-suite. Included is a garage and plenty of storage.



St Julian's

Ref: HC500214 | €1,750,000

A beautiful elevated TOWNHOUSE with breath taking sea views. On the first floor, one can find a flatlet with its own entrance, comprising living, dining, kitchen, bedroom, and bathroom. Another bedroom and living room, as well as a courtyard. Large sitting room with a balcony enjoying open sea view, dining, kitchen, main bedroom, and bathroom. On the third floor, one will find a spacious washroom and a beautiful roof with ample space for entertainment.

Mdina

Ref: HC600556 | €990,000

A double fronted unconverted HOUSE OF CHARACTER situated in the old capital Unesco site, set in quiet and most wonderful surroundings enjoying marvellous views over the bastions from its roof terrace. Presently comprising of 8 rooms all having lots of features, this property can be converted into a 3 bedroomed home.



Sliema

Ref: HC600533 | €1,250,000

A double fronted TOWNHOUSE located within walking distance to the Sliema Promenade. Accommodation comprises of a welcoming hall, formal sitting room, separate formal dining room, a central yard, open plan kitchen/living/dining which opens onto an open outdoor area, guest toilet, master bedroom with its own walk in robe and en-suite bathroom, two other bedrooms, bathroom, a private living area, and another room which is currently used as a study and a washroom on the roof level.

Marsascala

Ref: HC600400 | €2,500,000

Set in the countryside in the limits of Marsascala, this beautifully restored FARMHOUSE is set on approximately 5,500sqm. Accommodation comprises of a hall, sitting, dining, living, fully fitted kitchen/breakfast, study, large central courtyard, and guest cloakroom. Upstairs one finds the sleeping quarters comprising of 3 bedrooms (master with en-suite) and a sunny terrace, a further living room and family bathroom. Also includes a car port with ample parking facilities.





A superb corner apartment set on the prestigious Tower Road

Sliema | €1,300,000 | Ref: FA601669



3 Bedrooms



2 Bathrooms



Approx. 125sqm
Internal Size



Approx. 25sqm
External Size



Approx. 150sqm
Total Size

A superb corner APARTMENT located on the 9th floor in a modern and recently built building, set on the prestigious Tower Road, boasting an exclusive location just moments from all amenities, the promenade and beach clubs. Being offered furnished with top quality furniture, fittings, and fixtures, the bright accommodation comprises a hall, open plan kitchen/sitting/dining having large floor to ceiling glass apertures opening onto a large terrace from which breathtaking unobstructed views can be enjoyed, three double bedrooms master with en-suite, bathroom, laundry room and side terrace.



A truly spectacular three-bedroom marina apartment

Portomaso, St Julian's | €2,600,000 | Ref: FA601964

 3 Bedrooms

 4 Bathrooms

 1 Private Car Space

 Approx. 191sqm
Internal Size

 Approx. 33sqm
External Size

 Approx. 224sqm
Total Size

We are proud to offer as EXCLUSIVE AGENTS this truly spectacular three-bedroom MARINA APARTMENT, newly furnished and fitted to very high standards. This unique, lateral apartment includes three double bedrooms all with sea views and an open space concept living/dining room, including fully fitted kitchen with plenty of natural light and direct access to a lovely wide terrace overlooking the award winning Portomaso marina. Two of the bedrooms enjoy en-suite bathrooms and one finds a further guest bathroom and separate guest toilet and laundry room. Further completing this investment is a private parking space. This apartment forms part of the prestigious Laguna project centred around a beautifully landscaped lagoon with direct access to the water. The Laguna Apartments in Portomaso are a new concept in luxury living. The property is being offered in immaculate condition and residents benefit from access to a vast array of leading restaurants, cafes and the luxury amenities of the Hilton hotel at discounted prices all within walking distance.

EXCLUSIVE TO PERRY



A strategically positioned, luxuriously finished property

Ta' Xbiex | €1,295,000 | Ref: FA601779



3 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 175sqm
Internal Size



Approx. 30sqm
External Size



Approx. 205sqm
Total Size

A luxuriously finished corner APARTMENT strategically positioned, commanding marvellous views of Msida Creek, the yacht marina, Floriana and Valletta bastions from its large terraces having a square layout (no corridors) and enjoying large rooms throughout. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, main bathroom, shower en-suite, laundry and an underlying garage space. The property is being sold fully furnished.



A spacious property offering the height of modern luxury living

Tigné Point | €4,900,000 | Ref: PH600374



3 Bedrooms



5 Bathrooms



Garage (2 Capacity)



Approx. 234sqm
Internal Size



Approx. 269sqm
External Size



Approx. 503sqm
Total Size

A truly impressive SEAFRONT PENTHOUSE set within one of Malta's most exclusive waterfront developments. This magnificent 503sqm property enjoys unobstructed views of Valletta from its large terraces. This magnificent penthouse is set in one of the best blocks, having the largest outdoor roof terrace (approx. 220sqm), with its own private heated swimming pool, hydro massage tub, outdoor kitchen with BBQ. Accommodation comprises entrance hall, cloakroom, powder room, open plan kitchen, sitting room, dining room which opens onto a front terrace, three double bedrooms all with en-suite bathrooms (the master bedroom comes with a walk-in robe and a front terrace), guest toilet and a utility room. Furthermore, this property includes underfloor heating throughout, Bose surround system, automated blinds and curtains, art décor lighting, security cameras, water irrigation system and a two-car lock-up garage. This spacious and comprehensively equipped property offers the height of modern luxury living.

EXCLUSIVE TO PERRY 



A beautiful high floor apartment located right on the water's edge

Tigné Point | €2,500,000 | Ref: FA602012



3 Bedrooms



3 Bathrooms



1 Private Car Space



Approx. 219sqm
Internal Size



Approx. 52sqm
External Size



Approx. 271sqm
Total Size

A beautiful high floor seafront APARTMENT measuring approx. 271sqm in total, located right on the water's edge and enjoying breathtaking sea and creek views. Forming part of Tigné Point, one of the most forward looking and sought-after real estate projects ever planned for Malta bridging the gap between the island's rich cultural heritage and altogether newer sense of luxury and sophistication.

The development also offers leisure areas, a large retail mall, bars, cafes, restaurants and is also car-free zone consisting of public spaces, a series of foreshore walkways and communal residents swimming pool. Accommodation comprises a hall, spacious open plan kitchen/sitting/dining leading onto a dramatic large terrace, three double bedrooms, (main with walk-in wardrobe, three bathrooms (two en-suite), guest cloakroom and laundry room. The property also benefits from an underlying parking space.



Ta' Xbiex | €2,100,000 | Ref: FA601636



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 300sqm
Internal Size



Approx. 20sqm
External Size



Approx. 320sqm
Total Size

A stunning APARTMENT located on a high floor in arguably one of Malta's premier apartment buildings, with a sought-after address opposite the yacht marina. Surrounded by popular restaurants, cafes and amenities, with the marina on its doorstep and the bustling capital city of Valletta and commercial hub of Sliema an easy and equidistant walk away, residents can savour being in the heart of one of Malta's most beautiful and iconic locations. The building boasts a magnificent double-height lobby/reception with access to security and a concierge service. This unit comprises large entrance hall, delightful open plan kitchen/sitting/dining leading out onto a sizable and larger than usual terrace overlooking the sea and yachts, three double bedrooms two with en-suite bathrooms and a further guest bathroom as well as a washroom. The property is being offered in immaculate condition and no expense was spared with the top-quality furnishings and fittings. The property also includes a dedicated underlying one-car, lock-up garage.



Tigné Point | €950,000 | Ref: FA601680



1 Bedroom



2 Bathrooms



1 Private Car Space



Approx. 61sqm
Internal Size



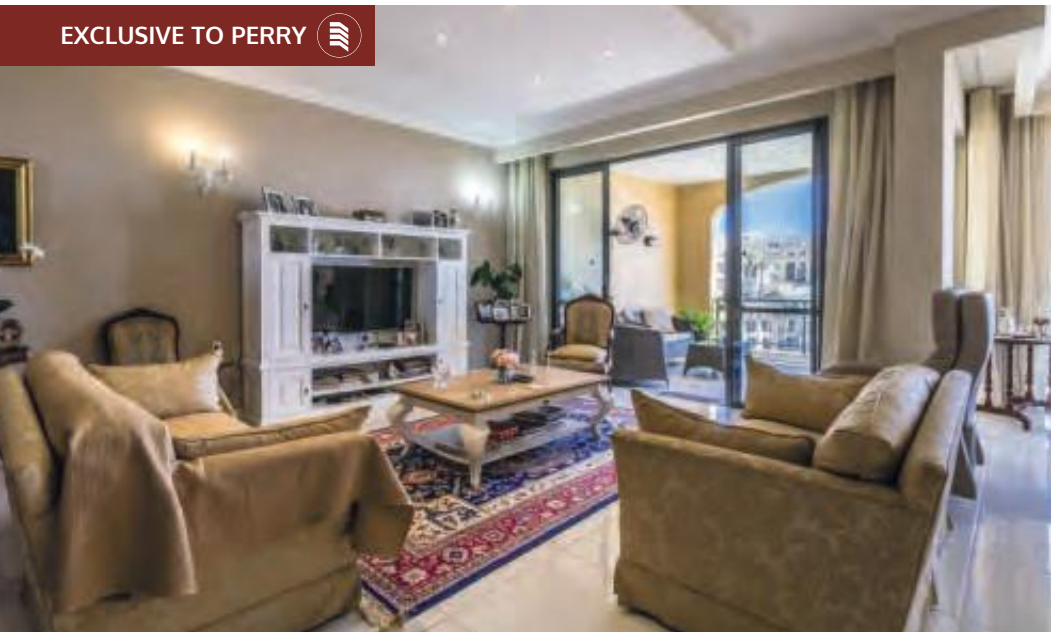
Approx. 15sqm
External Size



Approx. 76sqm
Total Size

We are proud to present this rare to come by stunning SEAFRONT APARTMENT located in this magnificent new block. Situated at the prestigious and sought-after lifestyle development of Tigné Point – Q2 rises from the waterfront above a secluded cove, near both the sea and a panoramic promenade which encircles all of Tigné Point. Immaculate accommodation comprises open plan kitchen/sitting/dining, one double bedroom with walk-in wardrobe and en-suite bathroom (with underfloor heating) and guest toilet as well as a sizeable terrace benefiting from breath-taking sea views allowing residents to make the most of the temperate Mediterranean climate. This unit also includes an underlying car space and would be ideal as a "pied a terre" or rental investment. The property is being sold fully furnished. Residents also benefit from access to various amenities including a lovely residents swimming pool and nearby first-class amenities such as "The Point" Malta's largest and leading shopping mall.

EXCLUSIVE TO PERRY



Portomaso, St Julian's | €1,350,000 | Ref: FA501617



3 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 176sqm
Internal Size



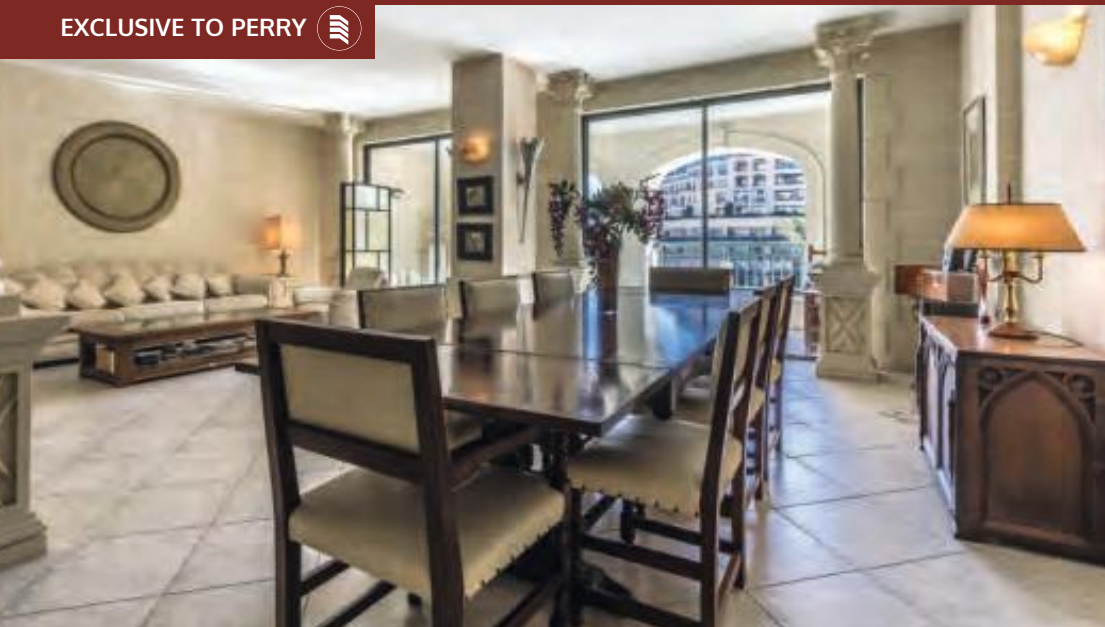
Approx. 30sqm
External Size



Approx. 206sqm
Total Size

A spacious APARTMENT enjoying one of the best positions within this prestigious Marina development of Portomaso. Accommodation comprises a large entrance hallway, fitted kitchen, combined living and dining area leading to the terrace, laundry room, guest toilet, kitchenette (or study), three double bedrooms (main with an en-suite shower), main bathroom and a back terrace. Property includes a car space within the same block.

EXCLUSIVE TO PERRY



Portomaso, St Julian's | €850,000 | Ref: FA601759



2 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 172sqm
Internal Size



Approx. 17sqm
External Size



Approx. 189sqm
Total Size

We are delighted to present as EXCLUSIVE AGENTS, this beautiful SEAFRONT APARTMENT forming part of this award-winning marina development – Portomaso. This APARTMENT comprises large entrance hall, delightful open plan sitting/dining room leading out onto a sizable terrace with breath-taking views of the marina and sea beyond. The apartment further comprises a fully fitted kitchen, two bedrooms and two bathrooms (main with en-suite). Further complimenting this property is an underlying garage space.

Tigné Point

Ref: PH600100 | €3,780,000

A seafront DUPLEX PENTHOUSE with breathtaking sea views. Property comprises hall, sitting/dining area leading out onto a terrace; kitchen/breakfast/family room, pantry/laundry, study/bedroom, master bedroom (walk-in and en-suite) leading onto another terrace; 3 bedrooms, main bathroom, 2 shower rooms (both en-suite), guest toilet, laundry room, box room, kitchenette, pool with entertaining area and guest toilet/shower room. Also included is a 2-car garage.



Sliema

Ref: FA601773 | €750,000

This tastefully designed seafront APARTMENT situated in one of the more sought after locations, with all surrounding amenities and the promenade just opposite you has just come on the market! One can appreciate its majestic sea views from its large open plan kitchen, living and dining area and its wide fronted balcony. Property also comprises 2 bedrooms, en-suite in master bedroom, main bathroom and a sizable back terrace. Freehold.

Ta' Xbiex

Ref: FA601688 | €1,380,000

A large and spacious seafront APARTMENT, set in a prestigious block of apartments tastefully finished to high specifications, enjoying marvellous views of the Marina, Floriana and Valletta from its large front terrace. Comprising hall, sitting/dining, fitted kitchen/breakfast, guest toilet, 3 bedrooms all having bathroom/shower en-suite, laundry and underlying garage space.



Tigné Point

Ref: FA601764 | €3,500,000

A spectacular double fronted APARTMENT, comprising entrance hall, 3 double bedrooms adjacent to an unusual large back terrace enjoying views of Valletta, large sitting/dining adjacent, fully fitted and equipped kitchen leading out onto a spacious veranda, ideal for outdoor dining, laundry/pantry with drying terrace, guest toilet, bathroom, master bedroom with en suite and walk-in wardrobe. Also available are optional car spaces and an optional 2-car lock-up.

Sliema

Ref: PH500259 | €850,000

This stunning PENTHOUSE is located on one of the most prime residential areas in Sliema called the Tigné Seafront. This brand-new modern penthouse enjoys breath-taking views from its large terrace of the beautiful Valletta Bastions, Manoel Island Marina, and stunning Mediterranean Sea. Accommodation comprises open plan kitchen, living and dining with a very comfortable sofa bed and a large terrace with outdoor furniture, which is ideal for entertaining and sunbathing.



Tigné Point

Ref: FA600711 | €870,000

An exquisite seafront APARTMENT located within this sought-after modern lifestyle development. Property comprises open plan kitchen/sitting/dining area, leading onto a 15sqm terrace with sea views, 1 double bedroom with walk-in wardrobe and bathroom en-suite, guest cloakroom, box room and an underlying car space. Residents also benefit the use of a communal pool/leisure areas plus further facilities such as a large shopping complex, restaurants, and landscaped grounds in a car-free environment.



Sliema

Ref: FA600090 | €985,000

A very spacious seafront APARTMENT, enjoying unobstructed sea and panoramic views of Manoel island and the Valletta Bastions. Accommodation comprises of an entrance hall, sitting area leading onto the front balcony, dining room, large fully fitted kitchen, 3 bedrooms, 2 bathrooms are en-suite, guest bathroom, laundry room, rear balcony and 2 underlying car spaces which can easily be transformed into a lock-up garage.

Fort Cambridge

Ref: FA501576 | €1,050,000

A large, bright and airy APARTMENT finished to high specifications enjoying marvellous views of the open sea from its large front terrace. The property is situated in a high-end seafront complex (SDA), and benefits from amenities such as a large communal swimming pool and gym. Accommodation comprises entrance hall, open-plan sitting/dining room, fully equipped kitchen/breakfast, 2 double bedrooms both having a bathroom en-suite, guest toilet, laundry room and a walk-in store room. Property also includes an underlying car space.



Tas-Sellum, Mellieha

Ref: FA06898 | €790,000

A luxuriously finished seafront APARTMENT having balconies in all rooms enjoying marvellous sea and bay views set in a prestigious development with gardens and swimming pools that residents can enjoy. Accommodation comprises hall, sitting/dining room, fitted kitchen/breakfast, 3 bedrooms, bathroom en-suite, shower room, guest toilet, laundry and an underlying 3-car lock-up garage.

Sliema

Ref: FA601370 | €985,000

A wonderful seafront APARTMENT, located on a high floor, enjoying views across the sea to the horizon. Accommodation comprises welcoming hall, open plan sitting/dining room with lovely large double-glazed apertures looking out to sea, separate fully fitted kitchen, three double bedrooms, main with en-suite bathroom and guest bathroom. The property also benefits from an underlying car space with lift access.





One of the finest villas on the market

High Ridge, Madliena | €3,600,000 | Ref: DV600119



6 Bedrooms



5 Bathrooms



Garage (2 Capacity)








Approx. 1,600sqm
Total Plot Size

An outstanding fully detached VILLA which is arguably one of the finest of its kind on the market. This unique residence is situated in one of Malta's most sought after residential locations and is set on a spacious plot size of approx. 1600sqm. Generous accommodation comprises welcoming entrance hall, large sitting/dining room with a functional fireplace, library room, fully equipped kitchen/breakfast room combined with a living room and a spacious terrace having an outlook onto the pool, four good sized bedrooms (all having their own en-suite bathroom), guest toilet and utility rooms with plenty of storage. Other property highlights include a swimming pool, extensive outdoor grounds and gardens, a 'soundproof' theatre room, a games room and an independent guest suite. There are also large entertaining rooms at ground floor level as well as a grand drive-in with ample parking facilities and a spacious two-car lock-up garage. This property also has the potential to be developed into multiple units.



Enjoying unobstructed views of the countryside and the sea

Gharghur | €950,000 | Ref: SV600129


-  3 Bedrooms
-  3 Bathrooms
-  Garages (2 Capacity)
-  Approx. 308sqm
Internal Size
-  Approx. 236sqm
External Size
-  Approx. 390sqm
Total Plot Size

Situated on high grounds, a well-built VILLA enjoying marvellous unobstructed views of the countryside, valley, and the sea beyond having spacious accommodation and large rooms throughout, situated in a quiet area in this much sought-after location. Comprising hall, sitting/dining, fitted kitchen/breakfast with pantry, living room, guest toilet, three bedrooms (main having a shower en-suite and walk in wardrobe), main bathroom, box room, laundry, two-car garage and garden with space for a swimming pool. SOLE AGENTS.



A marvellous villa surrounded by private mature gardens

Marsaxlokk | €2,950,000 | Ref: DV600150

 4 Bedrooms |
  5 Bathrooms |
  Garage (4 Capacity) |
  Approx. 400sqm Internal Size |
  Approx. 2600sqm External Size |
  Approx. 3000sqm Total Size

We proudly present as EXCLUSIVE AGENTS another of Malta's finest gems. This fully detached VILLA is situated in the south-eastern region of Malta and stands surrounded by private mature gardens, in a marvellous location with far reaching views across the countryside and all the way down to the Mediterranean Sea. The property is approached through an impressive and unusual woodland sweeping up to the front of the house with electric gates opening to the private grounds of the villa. One enters a sizeable carport with lock-up garage parking facilities. Upon entering the front door, one finds a wonderful courtyard allowing for floods of natural light to enter the villa and surrounded by four large bedrooms, main with en-suite and a guest bathroom. The property further comprises a fully fitted kitchen and a stunning open plan sitting/dining room with large glass apertures and a backdrop of stunning rural views. Sliding doors lead out to a private swimming pool and deck area as well as the mature gardens and grounds extending to approximately 3000sqm of private land.



A remarkable villa having a luxurious finish throughout

Mellieħa | €2,000,000 | Ref: DV500057

- 
 4 Bedrooms
- 
 4 Bathrooms
- 
 Garages (6 Capacity)
- 
 Approx. 400sqm
 Internal Size
- 
 Approx. 600sqm
 External Size
- 
 Approx. 1000sqm
 Total Size

Santa Maria Estate – A truly remarkable FULLY DETACHED VILLA built on 1124sqm commanding marvellous views from most rooms of Mellieħa Bay, Gozo and Comino having a luxurious finish throughout. The property has a central heating system and is fully airconditioned.

Layout consists of an entrance hall, everyday living room, a formal sitting room and dining room, fitted kitchen/breakfast, four double bedrooms (all having a shower/bathroom en-suite), study, laundry, storage rooms, large garage, terraces, a mature garden and swimming pool.



A stunning property in a highly desirable location

St Julian's | €1,180,000 | Ref: SV500112



3 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 267sqm
Internal Size



Approx. 163sqm
External Size



Approx. 430sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS a most exquisite, a recently built and finished three-bedroom VILLA. Situated in a highly desirable and central location and within walking distance to amenities including a large supermarket, restaurants, and other entertaining establishments. This stunning property is presented to an immaculate standard throughout and offers all the pre-requisites for a modern family living and entertaining. Layout comprises of a large entrance hall leading onto a sitting area and living area, cloak room, study, and guest toilet. A staircase leads to the lower level which includes a spacious fitted kitchen, dining, living room, a climate controlled wine cellar, laundry room and a well sized back yard including a built in BBQ ideal for outside entertainment and al fresco dining. Two double bedrooms (main with en-suite and large walk-in wardrobe) and a guest bathroom at first floor level, on the upper most level is another large washroom which can be easily converted into a double bedroom with access to a lovely roof terrace.

Included with this property is an interconnecting two-car lock-up garage and storage area.



San Pawl tat-Tarġa | €1,750,000 | Ref: SV500101



3 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 490sqm
Total Plot Size

Semi-detached VILLA built on a plot measuring 500sqm located in San Pawl Tat-Tarġa. Upon entering the property, one finds an entrance hall, leading into an open plan living/dining room enjoying views, separate kitchen with pantry. At the back part of the property one finds two double bedrooms with an en-suite with the master enjoying a walk-in wardrobe. Going downstairs one finds the 3rd bedroom with bathroom en-suite and a walk-in wardrobe, a living room and laundry. All around this property one finds a nice garden and a good-sized pool with ample space for entertaining. Further completing this property is a two-car carport, two car garage, A/C units throughout and PV panels.



Lija | €1,495,000 | Ref: SV500113



4 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 331sqm
Internal Size



Approx. 399sqm
External Size



Approx. 600sqm
Total Plot Size

This impressive property is in Lija, one of the most sought after and exclusive residential areas in Malta. This VILLA occupies a large plot of approximately 600sqm. It boasts a large entrance hall, spacious formal dining room, a fully fitted and equipped kitchen, living/dining with a wood burning fireplace, four bedrooms (main with en-suite), main bathroom, guest toilet and a washroom at roof level. The outdoor areas include a surrounding garden, large swimming pool with ample deck area ideal for entertaining.

The property also features a two-car lock-up garage and a two-car carport. Must be seen to be fully appreciated.


 EXCLUSIVE TO PERRY


St Julian's | €1,200,000 | Ref: SV600125

 3 Bedrooms

 4 Bathrooms

 Garages (2 Capacity)

 Approx. 200sqm
Internal Size

 Approx. 57sqm
External Size

 Approx. 257sqm
Total Size

A stylish SEMI-DETACHED VILLA ideally located to all amenities and the beach. Situated in a desired residential area, the property has been completely refurbished. Accommodation comprises entrance hall, sitting room, formal dining room, open plan kitchen/breakfast, living room leading to a sizeable back paved garden ideal for entertaining. Three bedrooms with en-suite bathrooms, laundry room, guest toilet, study and a large basement which can be used as flatlet, games room or gymnasium. A lovely home. SOLE AGENTS.



Għargħur | €4,950,000 | Ref: DV600114

 4 Bedrooms

 4 Bathrooms

 Garage (2 Capacity)

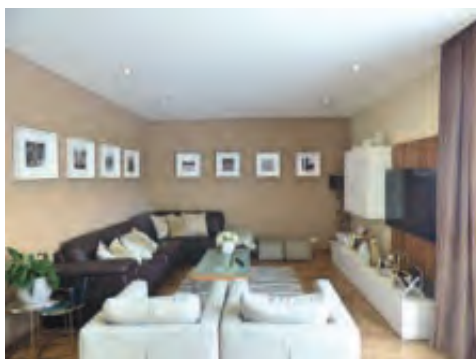
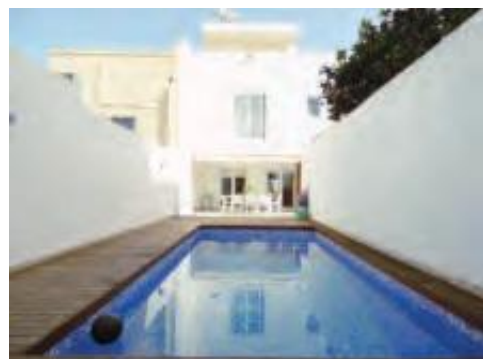
 Approx. 3000sqm
Total Size

Brimming with character and atmosphere, this spacious 4-bedroom DETACHED VILLA is beautifully presented to an exceptionally high standard. The villa features a 4-bedroom home, each with en-suite bathroom. The hallway leads to the living room with large fireplace, kitchen/dining room with doors through to a sun terrace, spacious sauna, study with fireplace and sea views, air conditioning and central heating throughout and laundry room. The property also benefits from ample parking facilities, a two-car garage and car port with a capacity of five cars. The property also boasts one of the finest private gardens on the island, benefiting from all round panoramic views, the garden is kept in immaculate condition including an infinity pool and outdoor living/dining area with kitchen facilities and fireplace, shower and WC facilities as well as a secluded terrace with seating. Vegetable garden, fruit and olive trees as well as a children's play area and outdoor Jacuzzi can all be found on the magnificent grounds.

St Julian's

Ref: SV600086 | €1,280,000

A SEMI-DETACHED VILLA situated only a 15-minute walk to Spinola bay. Property comprises entrance hall, fully fitted kitchen with a walk-in pantry/living/dining area leading onto the pool area; second spacious living area, guest bathroom and an office. Master bedroom with a walk-in wardrobe (en-suite with both shower and bath), two other bedrooms both with a balcony, laundry room and open space ideal for office area. A 2-car garage and games room in the basement.



San Ġwann

Ref: SV500097 | €1,250,000

A modern, ready to move into VILLA located in a very quiet residential area yet within a five minute drive to Spinola Bay. A spacious living area leading onto a front porch, kitchen/dining leading onto a sizable pool, deck and barbecue area, four bedrooms all surrounded by balconies, master bedroom with en-suite, separate large bath/shower room and a guest toilet. At roof level is a washroom which is currently used as another bedroom complete with shower. Complementing this lovely home is a 2-car car-port and a spacious 1-car lock-up garage. Freehold.

Ta' Xbiex

Ref: SV600095 | €2,950,000

Exceptional period waterfront house situated on a nice wide street with unobstructed sea views. Comprising 3 double bedrooms, 2 of which have en-suite facilities, one main bathroom, and a small balcony overlooking the pool. Downstairs one finds a foyer that leads you to a sitting and dining area and a kitchen/breakfast with pantry before exiting to go to the heated pool and entertainment area. Also, a lovely roof terrace where one can enjoy mesmerizing views!



Magħtab

Ref: DV600133 | €9,500,000

A rare opportunity to acquire this beautifully converted RESIDENCE enjoying the picturesque sea and country views. Set on an area of 9500sqm, accommodation comprises welcoming entrance hall, sitting and dining, 2 living rooms, guest toilet, kitchen/b'fast, study, 5 bedrooms, (4 with en-suite and 3 with walk-in facilities), landscaped gardens, a large swimming pool, stables, gymnasium, 3 car garage, horse paddock and a large car-port and arable land.

Madliena

Ref: SV600110 | €2,100,000

We are proud to offer this well designed contemporary SEMI-DETACHED VILLA, set on high grounds enjoying country and sea views. Accommodation comprises open plan kitchen/dining/living room which opens onto the terraces, guest toilet and cloak room, main bathroom, 3 double bedrooms, master bedroom with walk-in robe, en-suite bathroom, and private terrace. Swimming pool with deck area, an independent flat let and games room. Property also has a basement, interconnected garage, and garden.



Iklin**Ref: DV600115 | €2,400,000**

Set on high grounds and enjoying superb views, situated in an excellent residential area, a stylish unique VILLA offering space and comfort, large rooms, wonderful outside entertaining areas, a private mature garden with ample deck area for entertaining and a large swimming pool. Accommodation comprises entrance hall, sitting room, dining room, living room, study, kitchen/breakfast, 4 bedrooms, 4 bathrooms (3 en-suite), laundry room and guest toilet and garage.

**Mellieħa****Ref: DV600039 | €1,790,000**

A modern fully detached BUNGALOW close to the sea. This stunning property boasts a large garden, sea view terraces, paved areas around the whole property and a very large private swimming pool surrounded by a deck area ideal for entertaining. Accommodation comprises large combined lounge/dining area with a fully functional fireplace and a modern pellet heater. Modern fitted kitchen with breakfast bar, 4 bedrooms (master bedroom with en-suite) and 2 bathrooms. 5-car garage with a workshop and games room.

Madliena**Ref: SV600098 | €1,790,000**

An exclusive VILLA situated on over 600sqm of land. Property is spread on two main levels and accommodation comprises 4 bedrooms, 3 bathrooms, open plan kitchen/sitting/dining, leading to the surrounding outdoor area with superb sun terraces with lovely swimming pool. The villa also includes a basement and 8-car garage. The villa also benefits from a lovely sun terrace with panoramic views of the surrounding countryside and extending to the Mediterranean Sea.

**San Ġwann****Ref: SV600097 | €1,550,000**

A modern semi-detached VILLA situated in a quiet residential area yet still close to all amenities. Accommodation comprises a welcoming entrance, sitting/dining, kitchen/b'fast and a living enjoying a double height ceiling and leading out onto a back garden with a swimming pool and ample entertaining area, guest toilet, master bedroom with bathroom en-suite, 2 further bedrooms, main bathroom, library area, an underlying 1/2 bed flatlet complete with its own separate entrance (ideal as a rental opportunity) and a 3 car drive-in leading to a lock-up garage.

Mellieħa**Ref: DV600073 | €3,950,000**

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. Comprising hall, sitting, dining, fitted kitchen/breakfast, living, study, 6 bedrooms (all having a shower/bathroom en-suite), laundry, storage rooms, large garage, terraces, garden and swimming pool.





A corner penthouse enjoying far-reaching town and sea views

St Julian's | €725,000 | Ref: PH500332



2 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 150sqm
Internal Size



Approx. 120sqm
External Size



Approx. 270sqm
Total Size

We are proud to be entrusted with this freehold, corner PENTHOUSE situated on high grounds, enjoying beautiful far-reaching town and sea views. This property is located in a quiet residential area yet within a five-minute drive to St Julian's and Sliema centre. This square layout penthouse comes in the form of a large open plan layout kitchen/lounge/dining leading onto a spacious terrace enjoying far reaching views, two double bedrooms (both with shower en-suite, main bedroom also has a jacuzzi bath enjoying excellent views) and a guest shower room/laundry. This freehold property comes with its own airspace, a two-car lock-up garage within the same building and is also equipped with CCTV, alarm system, solar water heating system and thermal insulation.



A corner penthouse enjoying amazing skyline views

Sliema | €795,000 | Ref: PH600260



2 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 154sqm
Internal Size



Approx. 100sqm
External Size



Approx. 254sqm
Total Size

Set right in the heart of this bustling town, we are proud to offer this excellent corner PENTHOUSE, enjoying impressive skyline and distant sea views from its amazing large surrounding terrace. Set in this elite residential block, the internal area is spread on approx. 154sqm, external area of approx. 100sqm and very well located close to the seafront and all everyday amenities. The interior is smart, yet warm, flows with lots of natural light. Accommodation, comprises of a welcoming entrance hall, sitting room, dining room, kitchen/breakfast room, living room, two bedrooms, master with en-suite bathroom and terrace, utility room and main bathroom. The property is currently two bedroomed but could easily be converted into a three bedroomed residence. Includes a spacious garage underlying the block and ownership of the airspace. Exclusive agents!

EXCLUSIVE TO PERRY





An apartment fitted out to an exceptionally high standard


Baħar iç-Ċagħaq | €650,000 | Ref: FA601991

 3 Bedrooms

 2 Bathrooms

 Approx. 150sqm
Internal Size

 Approx. 30sqm
External Size

 Approx. 180sqm
Total Size

An outstanding and unique APARTMENT benefiting from the use of a wonderful communal swimming pool and enjoying stunning sea, country, and cliff views from its large front terrace. The property has been designed and fitted out to an exceptionally high standard and includes an attractive and bright open plan kitchen/sitting/dining area all with breathtaking views and leading out onto the large front terrace. The property further comprises three double bedrooms, main with en-suite, guest bathroom and spacious laundry room. Optional parking space. The property lies within an area of outstanding natural beauty and a conservation area designated as an outside development zone. Both the beach and dramatic rocky cliffs are just a few minutes' walk away. SOLE AGENTS.



An elegant home finished to very high standards

Sliema | €830,000 | Ref: FA601736



4 Bedrooms



3 Bathrooms



Approx. 234sqm
Internal Size



Approx. 8sqm
External Size



Approx. 242sqm
Total Size

A great opportunity to acquire an elegant CORNER APARTMENT finished to very high standards, forming part of a small detached block, having one flat per floor enjoying spacious rooms all with a balcony hence enjoying plenty of natural light. Accommodation comprises entrance hall, large sitting/dining room, living room, a fully fitted modern kitchen with appliances, good size pantry room, study, four bedrooms, two bathrooms (one en-suite), guest toilet. The apartment is fully air-conditioned and is situated close to the sea front and Sliema shopping centre. Parking is available. Viewing this lovely apartment is a must. SOLE AGENTS.



An attractive apartment in the beating heart of St Julian's

Portomaso, St Julian's | €735,000 | Ref: FA602005



2 Bedrooms



3 Bathrooms



Approx. 93sqm
Internal Size



Approx. 8sqm
External Size



Approx. 101sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS an attractive APARTMENT measuring approx. 100sqm and located on a high floor in this upscale building – Block 31 Portomaso. The property is found in the beating heart of St Julian's featuring panoramic town views. The apartment comprises open plan kitchen/sitting/dining leading out onto a terrace with breath-taking town views from its fantastic elevated position, two bedrooms both with en-suite facilities, guest bathroom and laundry room. Block 31 in Portomaso is a unique residence which was conceived to add a new dwelling type to the high profile and award winning Portomaso Marina accommodation portfolio. In fact this apartment also benefits from all the amenities of this leading development including residence swimming pool, a vast array of top restaurants, etc.



EXCLUSIVE TO PERRY

Tigné Point | €725,000 | Ref: DA500028

3 Bedrooms

2 Bathrooms

1 Private Car Space

Approx. 153sqm Internal Size

Approx. 12sqm External Size

Approx. 165sqm Total Size

A large duplex ground floor APARTMENT located in this much sought after location and lifestyle development; property comprises entrance hall, large kitchen/living/dining room and pantry. Two double bedrooms on ground floor, one of which has a large back yard. Main bathroom and laundry room. On the first floor one finds the main bedroom with a bathroom en-suite and two terraces. Also included with the property is one car space. **SOLE AGENTS.**



EXCLUSIVE TO PERRY

Sliema | €650,000 | Ref: FA601470

3 Bedrooms

2 Bathrooms

1 Private Car Space

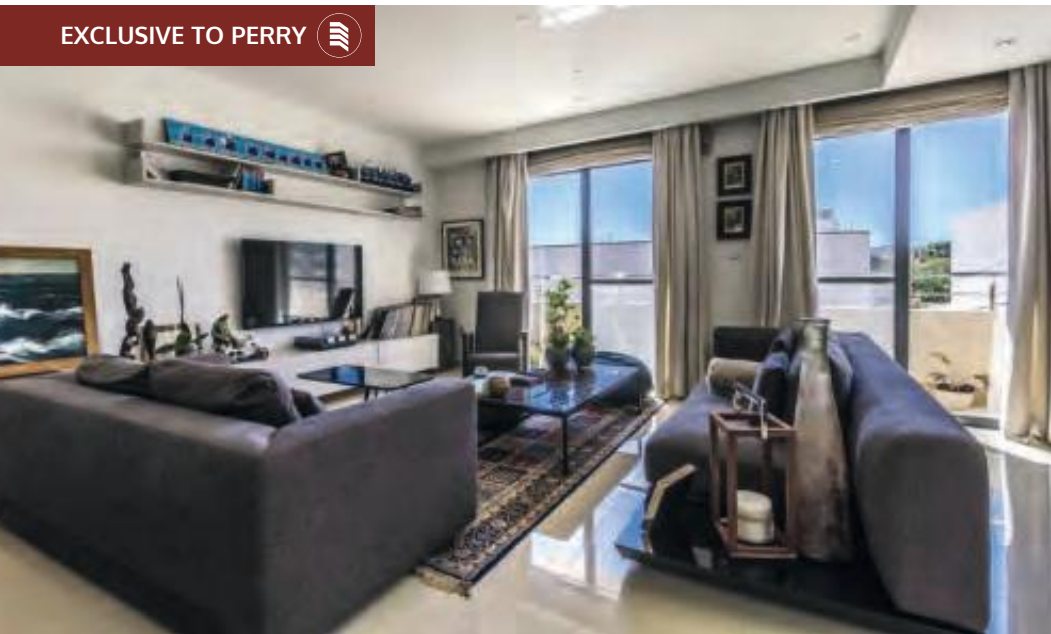
Approx. 250sqm Internal Size

Approx. 10sqm External Size

Approx. 260sqm Total Size

A stunning duplex APARTMENT, located in one of the most popular parts of this highly regarded location, being sold partly furnished with top quality furnishings. Accommodation comprises large open plan sitting/dining with a fully fitted kitchen/breakfast (with top brand appliances) leading onto a beautiful patio with a swimming pool ideal for entertaining, laundry and a storeroom. The sleeping quarters comprises three large double bedrooms, two bathrooms (one en-suite). **SOLE AGENTS.**

EXCLUSIVE TO PERRY



Ibraġ | €395,000 | Ref: FA601998



2 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 130sqm
Internal Size



Approx. 40sqm
External Size



Approx. 180sqm
Total Size

A modern APARTMENT set on a high floor enjoying fantastic distant sea views from its large front terrace. Accommodation comprises open plan kitchen/living/dining room which opens onto the front large terrace, three bedrooms, master room with en-suite and main bathroom. Includes parquet floorings, a brand-new modern kitchen with appliances, fully airconditioned, outdoor cabinetry, built in BBQ and an automated awning. Optional underlying one-car lock-up garage. Freehold. SOLE AGENTS.

EXCLUSIVE TO PERRY



Madliena Village | €680,000 | Ref: FA601914



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 134sqm
Internal Size

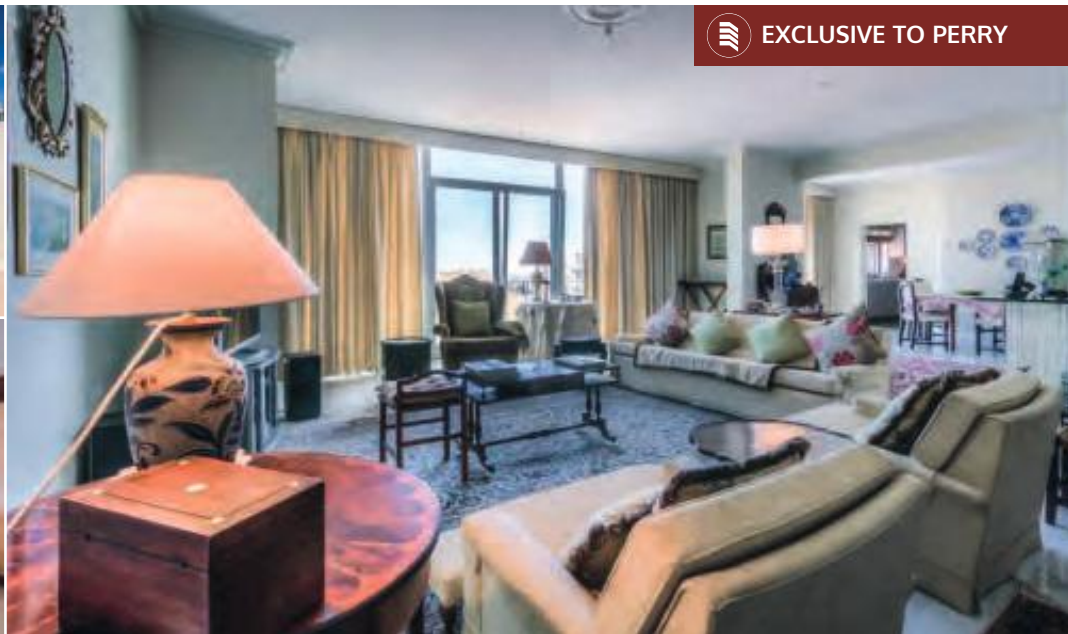


Approx. 45sqm
External Size



Approx. 179sqm
Total Size

We are delighted to offer a contemporary style APARTMENT set in an elevated position, in the exclusive 'Madliena Village' lifestyle development, consisting of a gated community of luxury apartments, benefiting from excellent security, a communal swimming pool with breath-taking valley views, gym, underlying parking and a natural and wild green environment. The property is only fifteen minutes' drive to the major and bustling towns of Sliema and St Julian's and Malta's most picturesque sandy beaches to the north. This stunning APARTMENT has been renovated to the highest of standards with exquisite attention to detail. Accommodation comprises open plan kitchen/sitting, lovely dining room with bar area, two double bedrooms, both with en-suite guest bathroom, guest toilet, washroom/store room, large study/office which could be converted into a third bedroom and a most stunning and sizable terrace, ideal for entertaining. Further complimenting this property is a one-car lock-up garage.


EXCLUSIVE TO PERRY

Sliema | €1,050,000 | Ref: PH600254



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)


 Approx. 200sqm
Internal Size

 Approx. 100sqm
External Size

 Approx. 300sqm
Total Size

A truly one of a kind PENTHOUSE with spacious accommodation in access of 200sqm, surrounded by terraces in access of 100sqm situated an enviable location with a street level garage. Comprising wide entrance hall, beautiful laid out sitting/dining room, living room, fitted kitchen/breakfast, three large double bedrooms, two bathrooms (one en-suite). Most of the rooms give out onto the wide surrounding spacious terrace.


EXCLUSIVE TO PERRY

Sliema | €625,000 | Ref: FA601555



3 Bedrooms



2 Bathrooms

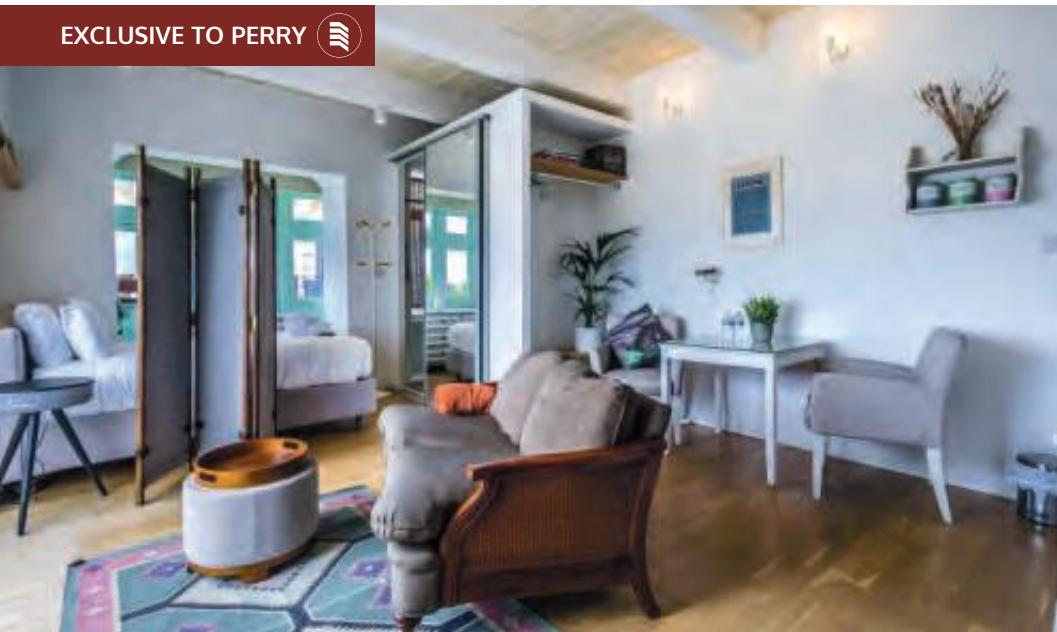

 Approx. 150sqm
Internal Size

 Approx. 20sqm
External Size

 Approx. 170sqm
Total Size

Very close to the seafront, is this luminous CORNER APARTMENT, enjoying fantastic sea views from its large front terrace, located in this very sought after Tigné area, close to Sliema shopping centre, restaurants and cafes. The property is set on a high floor, forming part of this smart block of apartments, spread on approx. 170sqm, and selling fully furnished. Accommodation comprises of a welcoming entrance hall, large open plan living/dining room that leads onto a good-sized terrace, separate fully equipped kitchen/breakfast room, three double sized bedrooms of which the master bedroom enjoys an en-suite and the main bathroom. All rooms enjoy sea views and an abundance of natural daylight. Two underlying car spaces optional. Selling freehold. SOLE AGENTS.

EXCLUSIVE TO PERRY



Valletta | €350,000 | Ref: SA600018



1 Bedrooms



1 Bathrooms



Approx. 45sqm
Internal Size



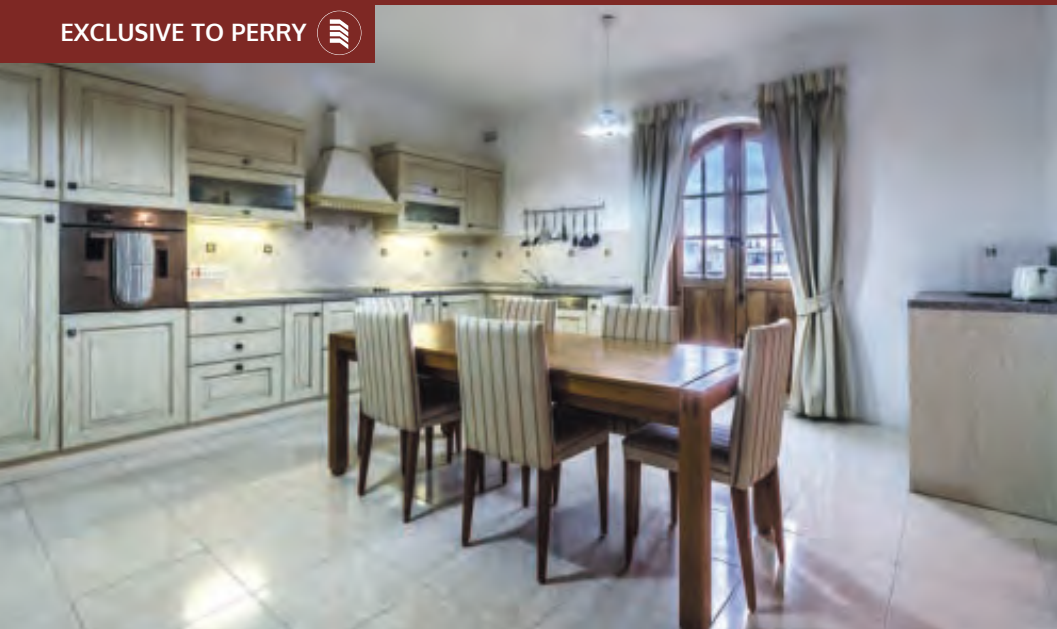
Approx. 5sqm
External Size



Approx. 50sqm
Total Size

A selection of two wonderfully located APARTMENTS in Valletta. These exquisite units measure approx. 45sqm each and are located on the same landing, recently renovated, and finely furnished. Accommodation comprises an open plan kitchen/sitting/dining area and double bed leading out onto a wonderful wrought iron balcony taking in the splendid views and letting in floods of natural light. The apartments could be bought individually being offered at €350,00 each unit or as a pair being offered at €700,000 together.

EXCLUSIVE TO PERRY



Sliema | €495,000 | Ref: FA601694



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 121sqm
Internal Size



Approx. 6sqm
External Size



Approx. 127sqm
Total Size

A large top floor APARTMENT, finished and furnished to high specification, having spacious accommodation throughout and set in a prestigious block minutes from the seafront, close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast, three double bedrooms, main having bathroom en-suite, further bathroom, front and back balconies and a comfortably wide underlying lock-up garage. SOLE AGENTS.

Sliema

Ref: PH00753 | €795,000

A beautiful 220sqm DUPLEX PENTHOUSE is just a few moments away from the seafront, central Sliema and all amenities. Finished to very high standards the floor plan comprises a sitting room, dining room, kitchen/living all opening onto the terraces, 3 bedrooms (master with walk-in wardrobe/bathroom en-suite), family bathroom, guest toilet, storage room and 1 underlying car space. The property is being sold including furniture and fixtures, freehold and includes its own airspace.



Birguma

Ref: PH600377 | €590,000

We are proud to present this spacious designer-finished PENTHOUSE, spread over one floor, situated in this most sought after location and enjoying the most stunning views. The property enjoys natural light and within easy reach of amenities. Comprising an open plan kitchen/sitting/dining area, together with 3 bedrooms and 2 bathrooms (1 en-suite). The living area leads to a large front terrace with the most incredible views, ideal for entertaining. The property is being offered FREEHOLD and with airspace and includes lift access and an underlying lock-up garage.

Gzira

Ref: FA601761 | €175,000

An opportunity to acquire a fabulous investment property located in this ever popular residential area, just moments away from the University, most amenities, and transportation which makes it easily rentable. This apartment is finished and furnished throughout comprising an open plan kitchen/living/dining room complete, 1 double bedroom and bathroom. Highly recommended.



Fort Cambridge

Ref: FA501639 | €795,000

A great APARTMENT forming part of a highly finished block that enjoys all amenities in the area such as cafeterias, shopping centres, restaurants, communal swimming pool and more. Accommodation comprises sitting/dining room and kitchen leading onto a 35sqm terrace enjoying spectacular side sea views, 3 bedrooms main en-suite, bathroom, and laundry room. This property also has an interconnecting car space, and it is also freehold.

Swieqi

Ref: FA601979 | €515,000

A spacious and bright APARTMENT forming part of a smart block ideally located in a quiet area close to numerous amenities. Layout comes in the form of an entrance hall, open plan kitchen/dining/living leading onto a large terrace, 3 double bedrooms, 3 bathrooms (2 en-suite), another terrace on the back overlooking private gardens, laundry and boxroom. Property is highly finished and has a lock-up garage with good storage space.



Sliema

Ref: FA601591 | €395,000

A spacious first floor APARTMENT, situated just metres away from Sliema Ferries Promenade, Sliema shopping centre, restaurants and cafes. Generous in size, the apartment is spread on approx. 170sqm, layout consists of an of an open plan kitchen/sitting/dining room which opens onto a south facing terrace, three double bedrooms, master with en-suite, bathroom, and 2 internal yards. Optional 1-car lock-up garage. Freehold.



Gżira

Ref: FA601826 | €435,000

This truly exceptional APARTMENT finished to the highest possible standards and enjoys a spacious layout with the emphasis on a comfortable and modern lifestyle. Comprising sitting room, kitchen/dining room both complete with balconies, 3 double bedrooms (main with en-suite and walk-in wardrobe), and family bathroom. This superb property is perfectly located close to Sliema's popular shops, cafes, restaurants, and other amenities.

Sliema

Ref: FA600883 | €995,000

A large APARTMENT, having spacious accommodation throughout and set in a prestigious corner block situated just off the seafront close to all amenities enjoying a 100sqm terrace enjoying marvellous views of Valletta, Manoel Island and the Sliema Ferries. Comprising hall, sitting, dining, living area, fully fitted kitchen, 4 double bedrooms, 2 bathrooms (1 en-suite), guest toilet, laundry, balconies and an underlying 2-car garage.



Gżira

Ref: PH500389 | €695,000

A stunning new penthouse offering a smart contemporary interior and a fantastic terrace (100sqm) offering impressive Valletta/Ta' Xbiex views. The property layout consists of an open lounge/kitchen/dining area leading out onto the terrace, a main bathroom, master en-suite, second and third bedroom and guest toilet for added convenience. This home offers elevation yet it is in the heart of the atmosphere in this bustling coastal town.

St Julian's

Ref: FA601563 | €430,000

A wonderful spacious APARTMENT measuring approx. 180sqm having front and back views enjoying plenty of natural light throughout. Accommodation comprises of a wide entrance hall, formal sitting/dining area, separate living room, fully fitted kitchen/breakfast, 3 large bedrooms, 2 bathrooms (1 en-suite), laundry room and a 1-car lock-up garage underlying the building. **SOLE AGENTS.**





Senglea (Isla) | €435,000 | Ref: MA600255



1 Bedrooms



1 Bathrooms



Approx. 65sqm
Total Size

A rare opportunity to acquire this exceptional 'Studio Residence' with its very own independent entrance. This splendid home occupies a magnificent seafront position in Senglea (within the Three Cities), a historical and much sought-after 16th-century city. This period property has been painstakingly converted and finished to a truly sublime standard by its present owner that has to be viewed to be fully appreciated. This bespoke residence enjoys unobstructed sea views encompassing the 16th century Fort St Angelo, Vittoriosa seafront and the spectacular yacht marina. Internal 'state of the art' accommodation includes a welcoming entrance hall, an open plan kitchen/living/dining area enjoying the majestic harbour views and an outstanding sleeping quarters with a bathroom all meticulously designed and planned in order to maximise every available centimetre.

Refer to Three Cities feature on page 14



Kappara | €750,000 | Ref: MA600242



3 Bedrooms



2 Bathrooms



Approx. 234sqm
Internal Size



Approx. 70sqm
External Size



Approx. 304sqm
Total Size

A fantastic luxuriously finished detached VILLA APARTMENT with own roof and airspace, sprawling terraces, forming part of a luxury communal development overlooking the valley, enjoying tranquillity, and having total privacy, surrounded by private impeccably kept and beautifully landscaped gardens. Wonderful double fronted accommodation comprises wide entrance hall, sitting/dining room, unique unusually large living room, state of the art kitchen/breakfast with family room, three bedrooms, two bathrooms (one en-suite), cloak room, boxroom, laundry, private garden, terraces, private roof, communal swimming pool, two-car lock-up garage with store room. Excellent views.

Balzan

Ref: MA500259 | €477,000

Highly finished and furnished 3-bedroom ground floor MAISONETTE situated in a very quiet area. All bedrooms are en-suite, 2 internal yards, large open plan with a fitted and fully equipped kitchen/dining/living, spare toilet, deck area with pool ideal for entertaining. This property is being sold FREEHOLD. Property is ready to be moved into.



Ibraq

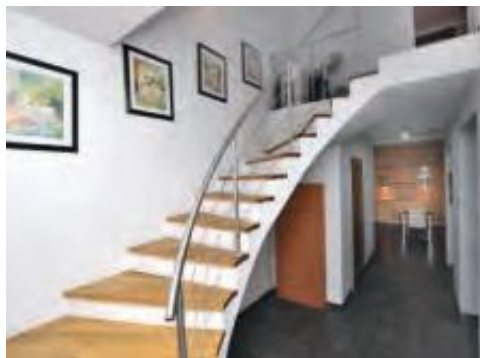
Ref: MA600267 | €590,000

A rare to come by SEMI-DETACHED MAISONETTE built on a plot size of approx. 300sqm and situated in this highly sought after residential area yet still in close proximity amenities. This furnished property enjoys accommodation in the form of a welcoming entrance hall, kitchen/dining, living leading out onto a spacious outside area with space for a pool and entertaining area, master bedroom (shower en-suite), 2 further bedrooms, a main bathroom, 2 wells, a boxroom and a large underlying 3-car garage with a good-sized storage room. Must be seen.

Msida

Ref: TH500030 | €695,000

Luxuriously finished TERRACED HOUSE in the heart of Msida. Set on three floors, the elevated ground floor comprises an equipped open plan kitchen/dining and living area leading out to a yard, a separate sitting room and toilet. On the first floor one finds 3 bedrooms and a bathroom. On the second floor, there is another kitchen, having a living area and a back terrace with pool. A bathroom and balcony are also found on this floor.



St Julian's

Ref: MA01395 | €350,000

A modern DUPLEX MAISONETTE situated in a quiet residential area in the heart of this excellent location very close to the promenade and Spinola Bay. Accommodation comprises entrance hall, open plan sitting/dining room and kitchen/breakfast area leading onto a courtyard, 3 bedrooms, shower room en-suite, main bathroom, guest cloakroom and 1-car lock-up garage. This property is being sold inclusive of all modern furnishings fixtures and fittings.

St Julian's

Ref: MA600022 | €880,000

A newly refurbished, SEMI-DETACHED MAISONETTE situated in a quiet and much sought-after residential area. Comprises a hall, fitted kitchen/breakfast, sitting and dining area leading onto an outside dining/BBQ/sitting area. All 3 bedrooms have a bathroom/shower en-suite. Property also comes with a laundry room and own roof with airspace, as well as an underlying 2-car lock-up garage. This property is being sold furnished.





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: **Complete**
- DEVELOPMENT AREA: **18,000sqm**
- TOTAL NUMBER OF UNITS: **273 (whole development)**
- PRICES STARTING FROM: **€815,000**



MERCURY TOWERS
by Zaha Hadid Architects

Mercury Towers

INVEST IN AN ICON

Gifting a soaring addition to the St Julian's skyline, Mercury Towers by Zaha Hadid Architects is an entirely new lifestyle development which is set to rejuvenate the Paceville neighbourhood and create a vibrant new cultural hub in Malta. Commissioned and developed by J. Portelli Projects, the development consists of a collection of striking structures, starting underground and rising to the 33rd floor and includes restored 19th century Mercury House and 5-star hotel ME by Meliã Hotels International.

There is a certain privilege that comes with living in a building designed

by superstar architect Zaha Hadid, her instantly recognizable designs grace the world's most glamorous locations. The lofty, impeccably designed residences within Mercury Tower and Mercury Suites offer a rare way of living in this dynamic neighbourhood. Challenging the rules that a building has to be 90-degrees, Zaha Hadid designed the iconic twist mid-way through Mercury Tower which defies conventional rules.

Each of the residences within Mercury Tower and Mercury Suites come with exceptional amenities as standard including dedicated 24-hour concierge service, on-site security, cleaning and

maintenance, a rooftop garden and an option for residences to be managed by 5-star luxury hotel brand ME by Meliã Hotels International. Residents can also enjoy a wide array of exquisite on-site facilities including a state-of-the-art gym and outdoor running track, a signature restaurant, radio rooftop bar, five swimming pools and underground, an extraordinary limestone spa.

Anchoring a vibrant new quarter of landscaped public spaces, restaurants, bars, cafés, bistros, an underground live music concert hall, a luxury spa, a bespoke retail experience and so much more. Mercury Towers is an iconic new development, and an unforgettable farewell from one of the world's most exceptional architects.

FACT BOX

- ESTIMATED COMPLETION: Dec 2021 (phase I) and Dec 2022 (phase II)
- SITE AREA: 9344sqm
- TOTAL NUMBER OF UNITS:
Phase I – 262 units (mostly sold) +
Phase II – 170 units.
- PRICES STARTING FROM: €288,000





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.



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**



OneOneO | Starting from €3,000 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 this sought-after town, a newly built, seafront 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. Typical layout comprises open plan fully fitted and equipped kitchen/sitting/dining areas, leading onto a sizeable private front terrace (ideal for entertaining), three bedrooms (main with en-suite), guest bathroom and separate laundry room, with washer/dryer. Also benefits from underlying parking facilities.



The Adelaide | Starting from €3,300 monthly | Ref: FA600185



3 Bedrooms



2 Bathrooms



1 Garage (per apartment)



Approx. 165sqm
Internal Size



Approx. 10sqm
External Size



Approx. 175sqm
Total 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. '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. Typical open-plan layout comprising of welcoming hall, three double bedrooms, main bedroom with bathroom en-suite, guest bathroom, separate laundry room, 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. Also benefits from underlying parking facilities.



Kalkara | €5,000 monthly | Ref: DV500017



3 Bedrooms



2 Bathrooms



Garage (3 Capacity)



Approx. 1867sqm
Total Plot Size

A unique historical home proudly situated on three tumoli of beautiful mature grounds. Property layout consists of a kitchen/dining area, dining room, guest toilet and spare bedroom. The reception of the first floor opens into a lounge with country and sea views, master bedroom with en-suite, main bathroom, second bedroom and study. A roof terrace enjoying panoramic views. Surrounding gardens leading to the swimming pool area and a driveway offering a lock-up garage and a two-car port. Also included is a flat let with an additional bedroom and shower room.



Mosta | €4,200 monthly | Ref: SV600131



5 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 200sqm
Internal Size



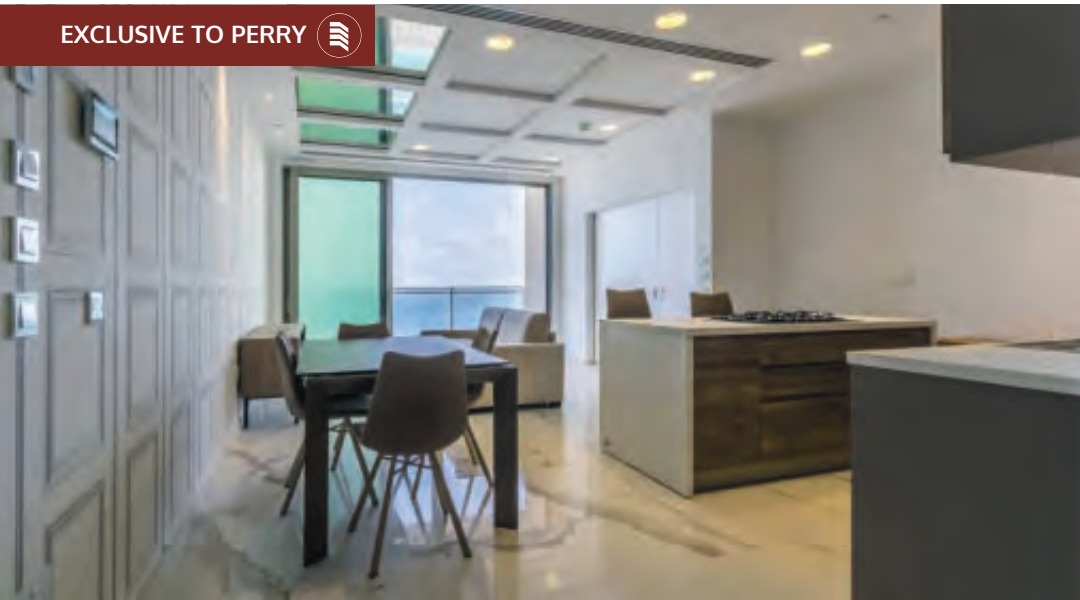
Approx. 150sqm
External Size



Approx. 350sqm
Total Size

An extraordinary VILLA in the much sought after, central residential town of Mosta. Accommodation comprises five bedrooms and three bathrooms, separate sitting room and dining room, open plan kitchen/sitting/dining leading out onto a terrace and a swimming pool with deck area and private garden. One also finds a guest flat let complete with kitchen facilities. Further complimenting this property is a two-car lock-up garage and car-port.


EXCLUSIVE TO PERRY



Tigné Point | €2,000 monthly | Ref: FA602013

 1 Bedrooms

 2 Bathrooms

 Approx. 61sqm
Internal Size

 Approx. 15sqm
External Size

 Approx. 76sqm
Total Size

We are proud to present for the first time, a selection of sublime one-bedroom APARTMENTS commanding an unparalleled position, directly on the water's edge, enjoying exceptional open sea views from every room and an abundance of natural light. Each apartment spans approximately 76sqm in total including sizable seafront terraces. Typical accommodation comprises open plan kitchen/sitting/dining leading onto a breath-taking terrace with sea views, storage/cloak room, guest toilet, one double bedroom with walk-in wardrobe and en-suite. These properties are being offered fully furnished and equipped to a high standard and include optional parking facilities.

EXCLUSIVE TO PERRY





Sliema | €5,000 monthly | Ref: PH600346

 3 Bedrooms

 2 Bathrooms

 Garage (2 Capacity)

 Approx. 200sqm
Internal Size

 Approx. 100sqm
External Size

 Approx. 300sqm
Total Size

Tower Road. A luxuriously finished and a truly spectacular PENTHOUSE located in this most sought-after area with stunning sea views from its large front terraces ideal for outdoor dining, entertaining and beautiful sunsets. Accommodation comprises of entrance hall, open plan fully fitted and equipped kitchen/sitting/dining room leaning onto two beautiful terraces, three double bedrooms, two bathrooms (one of which is en-suite), laundry room and two-car interconnecting garage. All extras included.

Mosta**Ref: HC600562 | €2,000 monthly**

A charming HOUSE OF CHARACTER wonderfully located in this charming town. Comprising hallway leading out onto private courtyard with a Jacuzzi. The property has been recently renovated, comprising of a fully fitted kitchen/breakfast, sitting room, dining room, formal living room, all surrounding the lovely courtyard. Upstairs one finds three double bedrooms main with bathroom en-suite and guest bathroom. The property further benefits from a sunny roof terrace.

**Żebbuġ****Ref: HC600561 | €3,650 monthly**

A dream HOUSE OF CHARACTER with a large swimming pool surrounded by a beautiful mature garden enjoying total privacy. Accommodation comprises sitting room, dining room, kitchen, 3 bedrooms, 2 bathrooms en-suite, utility room and a large courtyard. A beautiful property throughout.

Mellieħa**Ref: HC500529 | €1,800 monthly**

A large corner wide fronted converted HOUSE OF CHARACTER having lots of charm and features situated close to all amenities. Comprising hall, sitting with fireplace, dining, fully fitted and equipped kitchen/breakfast, 4 bedrooms, bathroom en-suite, shower room, guest toilet and courtyard. A unique property in set in Mellieħa – one of the most interesting and enchanting traditional villages of Malta.

**Rabat****Ref: HC03113 | €1,800 monthly**

An elegant TOWNHOUSE situated in the historic town of Rabat. One enters the property through a gate leading onto a pathway and garden with place for fresco dining. Accommodation comprises hall, sitting, dining and fully fitted kitchen. Property also includes a courtyard. The master bedroom comes in the form of a large suite with a fireplace, typical Maltese gallarija and an open plan sitting room. Second bedroom with en-suite. Property also enjoys its own roof.

Għargħur**Ref: HC500206 | €2,300 monthly**

A HOUSE OF CHARACTER offering a stylish conversion in this charming traditional home. Entrance opens into the open plan lounge/kitchen/dining area, off the open plan is the guest toilet. A staircase leads to the first floor which opens into the master en-suite with walk-in wardrobe, and second double bedroom on the other. The second floor then opens into a third room with access to the fantastic roof terrace with ideal space for outdoor living.



Ta' Xbiex

Ref: FA601288 | €4,000 monthly

Luxurious and brand-new APARTMENT offering a very high level of specification throughout. Property is located on the 5th floor and offers stunning views from its large front terrace. Accommodation comprises open plan and designer sitting/kitchen, dining leading onto a front terrace equipped with outdoor furniture ideal for outdoor dining and entertaining and guest toilet. 3 double bedrooms all having a bathroom en-suite, laundry room, utility room and 2 back balconies. Property also includes an underlying car space.



St Julian's

Ref: FA601478 | €1,900 monthly

An excellent SEAFRONT APARTMENT enjoying great views of Spinola and Balluta bay. Property comprises of an open plan kitchen/living/dining leading to a good-sized balcony, 2 bedrooms (master with en-suite), laundry room and a family bathroom. Property is fully air-conditioned.

Mellieha

Ref: PH500294 | €2,000 monthly

Stylish PENTHOUSE, spread over one floor, enjoying unobstructed sea views. The property comprises of an open plan kitchen/sitting/dining area leading onto a large front terrace, with the most incredible views together with two bedrooms and a large shower room. Property is fully equipped and air-conditioned and includes lift access. Mellieha is a town in the northern region of Malta, popular for its sandy beaches and natural environment.



St Paul's Bay

Ref: FA600762 | €1,800 monthly

A unique APARTMENT within a modern building, on the very popular St Paul's Bay seafront, enjoying breath taking views of the sea. Bright accommodation comprises welcoming hall, open plan kitchen/sitting/dining leading onto a balcony enjoying unobstructed views, 2 bedrooms, 2 bathrooms (main with en-suite) and laundry room. The apartment is ideally located just a stone's throw away from the swimming area and all shops, restaurants, and amenities.

St Julian's

Ref: FA601310 | €2,700 monthly

A fantastic modern APARTMENT on the sunny side of St Julian's offering elevating and excellent levels of natural light. The 6th floor property layout consists of an open lounge/kitchen/dining area leading out onto the indulgent terrace situated right above the sea. Off the open plan is the main bathroom, master en-suite and second twin bedroom. There is optional parking for added convenience.



Madliena**Ref: DV600148 | €7,500 monthly**

A fully DETACHED VILLA situated in this prominent and elite areas surrounded by terraces and a beautiful garden, enjoying stunning unobstructed sea and country views. Accommodation comprises sitting/dining room, fully fitted and equipped kitchen/breakfast, living room, 3 bedrooms, bathroom, shower room en-suite, Jacuzzi, guest toilet, cloakroom, box room, utility room and a 2-bedroomed flatlet including en-suite bathroom. Also has a 2-car garage and driveway. A truly fantastic home.

**Iklin****Ref: BD600036 | €6,500 monthly**

Luxurious and immaculate DETACHED BANGALOW featuring back yard, pool, patio, and surrounding gardens equipped with outdoor furniture, pool shower and kitchenette. Comprising formal sitting/dining room with wood fireplace, fully fitted kitchen, guest toilet, 3 double bedrooms (all having en-suite bathrooms). At basement level one finds a spacious gym area and a room that can be used as an office. Property is fully air-conditioned. Also includes a 2-car lock-up garage and car port.

Bahrija**Ref: BS600016 | €2,000 monthly**

A newly refurbished BUNGALOW situated in a unique and green countryside. This semi-detached residence is situated on stunning grounds with a pool and decking area, decent size garden with olive trees, BBQ and dining area with views over the surrounding countryside. Accommodation comprises open plan fully fitted kitchen/dining area, 3 double bedrooms main with en-suite bathroom, spare bathroom, living, a second living room/study. The property is accessed through a private driveway and includes a 2-car lock-up garage.

**Siggiewi****Ref: DV600102 | €6,000 monthly**

Immaculate DETACHED VILLA situated in a lovely rural area. Property comprises large open plan kitchen/sitting/dining room, 3 double bedrooms all with bathroom en-suite, guest toilet and a second living area altogether. Study area having its own private entrance that can be converted into the 4th bedroom or nanny's quarters. The property also includes its own gardens and pool area with lovely landscaped gardens and great playing area for kids. Property includes a sauna and a 12-car drive together.

Madliena**Ref: DV01290 | €5,500 monthly**

A truly marvellous fully DETACHED VILLA set on high grounds in this elite residential area enjoying a mature garden with numerous exotic trees, lawn, and a large overflow swimming pool. Accommodation comprises hall, sitting room, dining room, living room with fireplace leading onto a large terrace with excellent views, fully fitted kitchen/b'fast with pantry, 4 double bedrooms, 4 bathrooms (3 en-suite), guest shower room, laundry, utility and garage with drive in and carport.



Sliema

Ref: FA601454 | €2,200 monthly

A newly renovated APARTMENT set on a high floor within this much sought-after location. The apartment features bright and spacious living space with views to the sea from its front balcony. The interiors are designed and finished to the highest specification, including comfort cooling and heating throughout (air-conditioning system), luxurious bathrooms and a state-of-the-art kitchen with island. Accommodation comprises open plan fully furnished kitchen/sitting/dining, 3 bedrooms, 2 bathrooms (main with en-suite) and laundry room.



Ibraġ

Ref: FA601995 | €1,800 monthly

Brand new 3 bedroomed APARTMENT offering bright, fresh interior in the relaxed residential area of Ibraġ. The 4th floor property layout consists of an open plan lounge/kitchen/dining with a full range of top-quality appliances leading onto a large terrace ideal for BBQ and outdoor dining overlooking distant country views and sea views. The master bedroom enjoys an en-suite shower room, second twin bedroom, third room enjoying access to the spacious main bathroom. Property is fully air-conditioned throughout.

Sliema

Ref: FA500525 | €800 monthly

This modern one-bedroom APARTMENT is situated in the heart of Sliema only meters from the promenade. The property layout consists of an open plan lounge/kitchen/dining area, double bedroom and en-suite. The property offers great access to the promenade's shops, cafes, bus routes and ferries.



Mellieħa

Ref: PH600372 | €1,200 monthly

This modern and elevated 4th floor PENTHOUSE offers stunning views of the northern region. The property layout consists of a kitchen area leading out onto a terrace ideal for outdoor dining with breath-taking views, two bedrooms, shower en-suite, main bathroom and a fantastic lounge area leading out onto another phenomenal back terrace with views towards the southern regions. Property will be rented fully airconditioned, fully equipped and fully furnished.

Ibraġ

Ref: PH600255 | €1,400 monthly

A beautiful PENTHOUSE close to all amenities, restaurants, public transport, park and more. The property layout consists of an open plan lounge/kitchen/dining area leading out onto a spacious terrace ideal for entertaining. Off the open plan is the main bathroom, master enjoying an en-suite and a second double bedroom. Property is fully air-conditioned, also enjoys a tumble dryer and comes along with an optional car space.



Pembroke**Ref: TH600055 | €3,200 monthly**

An immaculate TERRACED HOUSE in the most sought-after area of Pembroke split over four floors and enjoys natural light throughout. Comprising open plan fully fitted kitchen/breakfast/living room with fireplace and back yard, guest bathroom and garage on the lower level. Second living area and library, master bedroom with en-suite, 3 bedrooms, main bathroom. On the top level, one finds a roof terrace equipped with outdoor furniture, BBQ and jacuzzi, kitchenette, spare bedroom with en-suite and an office. Fully air-conditioned.

**Kappara****Ref: DM600041 | €1,500 monthly**

This delightful DUPLEX MAISONETTE enjoys an excellent location in the heart of this sought after and quiet family town, yet minutes from the trendy and buzzing St Julian's and Sliema towns where one finds an excellent choice of restaurants, bars, shopping and entertainment. Property comprises of a large combined living/dining room leading onto a spacious balcony enjoying distant Valletta views, separate kitchen, main shower room and one double bedroom. Property is air-conditioned throughout and equipped with modern facilities.

Swieqi**Ref: MA500268 | €800 monthly**

Ground floor MAISONETTE in a quiet residential area of Swieqi yet close to bus stops, pharmacy, and other convenience shops. Accommodation comprises of an open plan kitchen/dining/living, 2 double bedrooms and a main bathroom.

**Senglea (Isla)****Ref: MA600262 | €1,800 monthly**

A rare opportunity to acquire this exceptional 'studio residence' with its very own independent entrance. This splendid home occupies a magnificent seafront position in Senglea (within the Three Cities), a historical and much sought-after 16th century city. This period property has been painstakingly converted and finished to a truly sublime standard by its present owner that must be viewed to be fully appreciated.

ALSO AVAILABLE FOR SALE

More information on page 63.

Tigné Point**Ref: TH600056 | €2,900 monthly**

A great opportunity to rent this large 250sqm ground floor MAISONETTE with private swimming pool. Accommodation comprises large fully equipped kitchen/living/dining area leading onto a terrace and homes' private pool, 3 double bedrooms (2 en-suite) and guest bathroom. Property is fully equipped, air conditioned and comes with an interconnecting 2-car garage for added convenience.





An office space spread on four floors having two entrances

Ta' Xbiex | For sale | €2,400,000 | Ref: OF600165



Garage (2 Capacity)



Approx. 335sqm
Total Usable Office Space

A well-equipped OFFICE operating in a FULLY DETACHED VILLA on high grounds in this most sought-after location enjoying an open plan layout having a total of 335 square metres of office space spread on four floors having two entrances. The board room has been strategically placed on the roof level enjoying marvellous views of the Port and Bastions from its large terraces. The property also has a surrounding garden, drive-in and a two-car garage. SOLE AGENTS.



Piazzetta Business Plaza | Starting from €400 per sqm yearly | Ref: OF600138



Underlying parking facilities available



A selection of floor plates ranging from
Approx. 360sqm to 1120sqm

Conceived as an exclusive office development, Piazzetta Business Plaza has been designed to cater for the requirements of 21st century business. Located in the cosmopolitan heart of Sliema, just opposite the sea, this iconic development is superbly accessible with ample on-site parking facilities. The building's majestic façade leads visitors and tenants through to an imposing reception lobby with secure access to the overlying office spaces. Office levels are fitted out to Grade A standard with floor plates ranging from 360sqm to 1120sqm, all benefiting from abundant natural light, external spaces and outstanding sea views.



The Quad Business Towers | Starting from €225 per sqm yearly | Ref: OF600079



Underlying parking facilities available




A selection of floor plates ranging from
Approx. 400sqm to 1200sqm

The Quad Business Towers is a state-of-the-art office development that will set the standards for the workspace of tomorrow. Offering an unparalleled confluence of design, sustainability and location, offices at The Quad will be light-filled spaces, enjoying panoramic views. Flexible and adaptive floorplates range between 400sqm and 1,200sqm and are being offered finished to Grade A standard. Top-class on-site facilities include 6,000sqm of captivating open spaces and landscaped piazzas, ample parking facilities, a childcare centre, fitness and wellness centre, a supermarket, restaurants, coffee shops and other ancillary services.



Sliema | For rent | €10,000 monthly | Ref: OF600191

 5 Parking spaces included

 Approx. 235sqm
Total Size

A seafront DUPLEX OFFICE, forming part of an attractive modern building, ideally located on the seafront and spanning 235.5sqm spread over the two floors. The property is being offered fully furnished to a high standard and benefits from floods of natural light steaming through the impressive glass façade. The property includes large kitchen facilities. One also finds toilet facilities on each floor and the property also comprises of various meeting rooms, including boardroom overlooking the sea. The property also benefits from 5 underlying parking facilities.



Valletta | For rent | €15,850 monthly | Ref: OF600180

 Approx. 380sqm
Total Size

Located on the Valletta harbour, on the distinguished St Barbara Bastions, we are proud to present this magnificent and recently restored, immaculate period townhouse, benefiting from exceptional views at every level and characterful features including lovely ceiling heights, typical Maltese timber balconies and arched ceilings. The property is spread on four floors and spans approx. 380sqm internally and 150sqm externally including a large roof terrace with unobstructed views. Each floor offers a high specification and finish, also having an abundance of apertures allowing for plenty of natural light and break-out areas in the form of magnificent terraces, having breath taking and direct views of the harbour, including the impressive three cities and the historic Fort St Angelo. Located on this renowned street within short walking distance to the beating heart of Valletta, this property benefits from an excellent central location with access to some of the finest restaurants, hotels and bars of Valletta.

Perry launches its expanded Commercial Hub with new appointments

Perry Estate Agents are pleased to announce the further evolution and expansion of its team of professionals and service offering, with the appointment of Simon Rajan Bharwani, as Perry's Head of commercial sales and lettings. With years of experience in the local commercial field, Simon also has a masters degree in Business Administration (MBA). Through its expanded specialised department, the commercial team at Perry are offering all prospective clients professional business consultancy in every sector.

The newly expanded commercial department will be responsible for

delivering strategic development in all commercial sectors, assisting prospective clients in the lease and sale of:

- Retail outlets
- Catering establishments
- Warehouses
- Offices
- Clinics
- Schools and Day care centres
- Gyms
- Guest houses
- Hotels

Perry welcomes all its clients to view its newly rebranded Commercial Property Hub Facebook page, facebook.com/PerryCommercialHub.



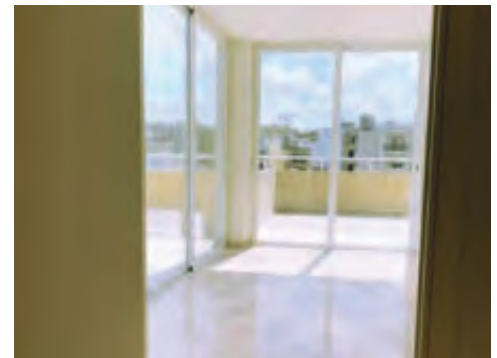
Simon Rajan Bharwani MBA (UoL)

This year Perry Ltd has decided to expand the Commercial Property department to be well positioned to assist prospective clients who may have faced challenging times as a result of the prevailing COVID19 pandemic. Perry's Commercial Hub will strive to offer a more professional and tailored support service based on knowledge and experience. The commercial team will be working closely together, providing the entire spectrum of advice from inception to completion in order to maximise opportunities for clients.

Sliema | For rent | Hotel

Ref: HT600015 | €10,000 monthly

A highly finished 14 room new HOTEL, with side sea views and is located in the heart of Sliema, a few minutes away from the sea. The Hotel is being offered for lease at €120,000 a year. Amenities include breakfast area, lifts, and rooms with Handicapped access and climate control and sundeck on roof. Highly recommended!



Valletta | For rent | Office

Ref: OF600166 | €8,900 monthly

A newly renovated corner OFFICE building found in the heart of the historic capital city of Valletta. Comprising of 4 floors, served by an elevator, every floor includes an open plan area, 2 large rooms, kitchenette, toilets as well as a balcony enjoying views. Property includes newly installed network cabling and reverse cycle air conditioning system throughout. The property also enjoys roof access with stunning views of the city skyline and the sea.

Ta' Xbiex | For rent | Office

Ref: OF600188 | €8,000 monthly

Fully detached 700sqm seafront VILLA with A/Cs, 4 toilets, split on two floors with a large surrounding garden and also space on the roof. All rooms have good natural light and high ceilings. Includes 3/4 car spaces. Highly recommended.



Ta' Xbiex | For rent | Office

Ref: OF600186 | €1,300 monthly

A 90sqm OFFICE, designer finished, A/Cs, toilet and kitchenette. Located in this much sought after seaside location, and within walking distance to a vast array of restaurants/cafes, and the popular promenade. Highly recommended.



Lija | For rent | Office

Ref: OF600132 | €12,000 monthly

An OFFICE premises of great heritage value, a period building with an imposing façade and having a class 4A permit approved. It benefits from just over 1,100sqm of outdoor/recreational space. Property also boasts a number of features and high-quality materials, such as raised flooring, 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 showers, outdoor gym, preparation for generator, bathroom.

Mosta | For rent | Warehouse

Ref: IW600013 | €115 per sqm

A fantastic business opportunity to lease a selection of brand-new WAREHOUSES having a valuable category E (Industrial uses) class 5A (Light Industry) permit. This includes use for research, testing and development of products and processes; craft business and any other light industry. These warehouses benefit from high ceilings, toilet facilities and a secure lock-up garage door. Sizes offered vary to suit each prospective tenants requirements starting from 100sqm.



Valletta | For rent | Shop

Ref: SH600051 | €1,850 monthly

An inspiring business opportunity to lease this retail SHOP, ideally located in the beating heart of the capital city. The shop is strategically located within a thriving retail area with ample passing trade and enjoys great visibility through its wide 3.5M facade. This retail shop spans 30sqm in total.

Naxxar | For rent | Warehouse

Ref: IW600014 | €10,625 monthly

We are pleased to present this very rare to come by letting opportunity. A centrally located WAREHOUSE facility conveniently spread on one level and spanning an impressive 1500sqm in total. The property benefits from high 5 metre ceilings, 3 phase electricity system and electric shutters. Very well kept and presented.





BUY NOW & PAY LATER!

CABIN 17



€18,999

ITALMAR CABIN 17+ Mercury 60hp +Trailer
Free Sink, Shower, Burner, Bimini

CABIN 18



€23,999

ITALMAR CABIN 18+ Mercury 115hp +Trailer
Free Sink, Shower, Burner, Bimini

CABIN 22



€42,999

ITALMAR CABIN 22+ Mercury 150hp +Trailer
Free Sink, Shower, Burner, Bimini

CABIN 24



€55,999

Italmar Cabin 24 + Extras + Mercury 250hp
Free Sink, Shower, Burner, Bimini

SUNDECK 19



€25,999

ITALMAR WA19SD +Mercury 115hp + Trailer
Free Sink, Shower, Burner, Bimini

SUNDECK 20



€29,999

ITALMAR WA20SD +Mercury 115Hp + Trailer
Free Sink, Shower, Burner, Bimini

SUNDECK 22



€39,999

WA22SD + extras, WC, Mercury 150hp
Free Sink, Shower, Burner, Bimini

17FT OPEN 500



€15,399

17ft OPEN 500 + Bimini + Mercury 60hp + Trailer



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