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2022 EDITION – ISSUE 60

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GIANNI, GIROLAMO (1837-1895)  
 'Grand Harbour Malta 1868'  
 oil on canvas (103cm x 36cm).  
 Private collection – Malta.



## 'Grand Harbour Malta 1868'

Wide-angle view of Grand Harbour from Valletta showing Fort St Angelo with a lot of shipping activity. Painting entitled 'Grand Harbour Malta' signed by Girolamo Gianni and dated 1868.

Girolamo Gianni was a renowned Neapolitan Romantic painter who made a name for himself both in Malta and abroad. During his years in Malta

between 1886 and the late 1880s he built up a flourishing business and produced numerous marine and landscape paintings.

He also painted scenes of Naples, Rome, Constantinople and other localities. His legacy as a *caposcuola* in Malta was inherited by several Maltese artists.



Albert Ganado (born 1924) is a lawyer and historian. He served as president of the Malta Historical Society and is the founder and president of the Malta Map Society.



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The quality buy-to-let market in Malta and in certain localities is likely to remain strong over the next years. In this section Perry's management team give top tips to potential investors.

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

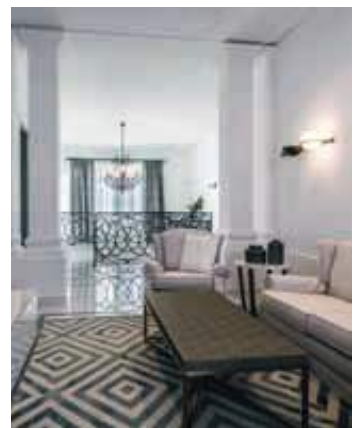
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# Herend

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# 60 editions young...



Welcome to the sixtieth edition of *Perry Magazine*. As with previous editions, this publication is focused on our latest portfolio, including only the very best quality residential and commercial property currently for sale and for rent. We aim to give the reader an in-depth insight into what's on offer on the market at present.

While digital marketing is essential in today's market, we firmly believe that print marketing is not to be ignored in the segment of the market which we serve and lead. Our leading publication

is an essential part of launching our portfolio and by means of this very sought-after magazine – which is also available online – we cover every area, thereby giving our clients the best exposure for the properties they entrust us with.

This publication, like previous editions, features some very interesting and historic properties and their fascinating history. What began as a guide and resource for property owners and prospective buyers on what is new to the market, has grown into an in-depth

read. Today the publication includes features on local history, art, culture, real estate interviews, opinion pieces and more.

In the commercial section, our expert commercial hub offers practical, strategic, and market-led advice as well as insights for businesses on the impacts of COVID-19 on pricing. As landlords and tenants adapt to a new reality, the market remains very stable and presents new opportunities in many of the commercial segments. The pandemic has challenged accepted assumptions on rental rates which our head of commercial – Simon Rajan Bharwani explains in further detail in our commercial section.

Founded in 1981 we pride ourselves on having been present at the forefront of the property market for over four decades, our experience and expertise spans the Maltese islands and our professional team provide best-in-class advice as we continue to assist individuals, families and businesses make the best property decisions. We hope you enjoy this edition.

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# Top tips when **investing in property** in Malta



## LOUIS SCHEMBRI

Franchise Owner – St Julian's Office

**How far does a budget of €500,000 go in the local real estate buy-to-let market and how would you invest it?**

Having such a budget I would invest in the key locations of Sliema and St Julian's, where there is always a high demand for rentals as well as property purchases. Another area worth considering – and which in recent past has increased in popularity – is the Valletta and Floriana seafront. Here, landlords can make a great return on their investment, especially when venturing into the short-let business. Apart from the excellent return on investment in these areas, investors will always get substantial capital appreciation.

**If you had a budget of €2m for a buy-to-let purchase, would you invest it in a period property located in a historic locality, or focus on a contemporary property in a modern town or lifestyle development?**

With such a budget I would spread my investment. I would purchase a seafront apartment with a spacious outdoor area, which is always in demand for rent or purchasing. I would also look into investing in a period townhouse which still retains its authentic features – foreign clients are especially keen to rent such



properties. Moreover, given the lack of supply, such period properties continue to appreciate in value.

**When looking for a residential home, what kind of outside space, mod-cons and added value would €2m buy?**

With a budget of €2m, one would expect to have a comfortable outdoor area with a pool, an interconnected garage, PV panels, fully equipped fitted kitchen and generally air-conditioning in all rooms.





## FREDERICK STIVALA

Franchise Owner – St Julian's Office

**How far does a budget of €500,000 go in the local real estate buy-to-let market and how would you invest it?**

In this case, I would consider two options. The first would be to buy two small properties in the €250,000 region – such properties usually give you the best percentage return on investment. The second option would be to purchase one property within a special designated area complex. These properties will usually give you less percentage return on capital – however since foreign nationals have various advantages when purchasing in these SDA complexes, the demand is always good, should one need to liquidate their investment.

**If you had a budget of €2m for a buy-to-let purchase, would you invest it in a period property located in a historic locality, or focus on a contemporary property in a modern town or lifestyle development?**

I would definitely go for a lifestyle development. Foreigners love lifestyle developments as they are usually safe, clean and most enjoy amenities such as pools, gym, eateries and shopping.



**When looking for a residential home, what kind of outside space, mod-cons and added value would €2m buy?**

A property of this value would need to have a pool, garden, garage, privacy, entertainment areas, storage space, as well as energy efficient heating and cooling systems.



## TIMOTHY SCERRI

Head of Residential Sales – Sliema Office

### How far does a budget of €500,000 go in the local real estate buy-to-let market and how would you invest it?

A €500,000 budget for a buy-to-let is quite a good one – which means one could opt for various options. A large apartment or a penthouse in St Julian's, Swieqi/Ibraġġ, Madliena and Baħar iċ-Ċaġħaq are a few areas one should consider as the rental market in these locations is very sought after. With the budget, one could also find a three-bedroomed apartment in Sliema which would be considered the better option as one would be closest to the main office district and other amenities. Alternatively, one could opt for a two-bedroomed residence in a Special Designated Area (SDA). Another proposal would be buying two properties rather than one as with the said budget one would manage to purchase a two-bedroom apartment and a one-bedroom apartment in the areas mentioned earlier. This option would generate a higher rental income.

### If you had a budget of €2m for a buy-to-let purchase, would you invest it in a period property located in a historic locality, or focus on a contemporary property in a modern town or lifestyle development?

I believe both options are good – the choice would be a matter of opinion and choice. A period property in a historic locality is normally rented to foreigners wanting to integrate with the local society, having all amenities within walking distance and obviously love village life, whereas a contemporary property with that budget



would be rented to families having younger children situated closer to the English-speaking independent schools.

### When looking for a residential home, what kind of outside space, mod-cons and added value would €2m buy?

Nowadays people spending that kind of money would prefer purchasing a property that would have all the modern commodities rather than having grand houses with a small garden or none at all. People prefer having three bedrooms all with bathroom facilities rather than having four bedrooms with two shared bathrooms. Trends have changed and people look for comfort rather than space although with a €2m budget one will normally get them both.



## ROBERT SPITERI PARIS

Managing Director

### **How far does a budget of €500,000 go in the local real estate buy-to-let market and how would you invest it?**

The property market offers some excellent buy to let investment opportunities for prospective purchasers with a budget of €500,000. I would invest such funds in locations and markets which have performed well in recent years and are likely to remain robust in the foreseeable future, these being the coastal towns, especially those located in the harbour area. Such towns include the historic capital city of Valletta, the unique and beautiful Three Cities and other localities such as Ta' Xbiex and the more modern towns/commercial district of Sliema/St Julian's and surrounding areas. With this budget one can acquire an apartment or maisonette in a sought-after street and in an up-market location, within proximity to quality amenities, the waterfront and commercial centre, etc. Naturally tenants are attracted to properties closer to the seafront. A word of advice would be to try to opt for a property with some outdoor space as this could serve as an important selling point due to the Maltese climate, many prospective tenants are looking for a sunny spot to sit out and parking facilities would be considered an asset. Another option would be to go for two or three smaller properties which may result in a better rental yield and income in the short term but would not benefit from the same capital growth that one solid investment would give you long term as explained in my next reply. It all depends on one's plan.

### **If you had a budget of €2m for a buy-to-let purchase, would you invest it in a period property located in a historic locality, or else focus on a contemporary property in a modern town or lifestyle development?**

For prospective clients with €2m to invest in property buy to let investments, I would advise looking into both options. Historic localities and in particular period buildings (houses of character/townhouses) are well sought after by visitors to our shores as many appreciate living in a property and environment which is typical to the island and are looking for the 'full Maltese experience' which such charming and characterful properties offer. Lifestyle developments are also hugely appealing to expats moving to the island, as such residential developments usually offer a vast array of amenities, practicality, and comfort. A budget of €2m would allow an investor to purchase both a modern, sea view apartment in a lifestyle development and a typical house of character in a more historic village centre. With such a budget one must decide whether to invest in multiple/ a larger portfolio of properties at the lower end of the market or to look more long term by



investing in a couple of higher value but better quality/unique properties. As a rule, higher yielding properties are usually at the lower end of the market. As rents increase, the number of potential tenants narrows, and yields begin to decrease however one must not ignore capital growth. For capital growth values at the lower end of the market generally do not rise as rapidly for higher priced properties in desirable areas. When opting for a property in a lifestyle development with such a budget, it is important to opt for seafront and some outdoor space, ideally a sizeable terrace and when purchasing a period property, it is important to opt for a house with a garden and ideally a swimming pool in central and more sought-after localities as are the three villages (Lija, Balzan and Attard). Clients opting for a period house usually do so to also enjoy their private outdoor space. Such outdoor space is usually very important to these clients.

### **When looking for a residential home, what kind of outside space, mod-cons and added value would €2m buy?**

The purchasing power of €2m for a residential home varies dramatically across the island. Like with every market across the world there is always a premium on location, especially attractive locations found along the east coast of the island. Therefore, when it comes to villas for instance, it is not surprising that a budget of €2m would get you more outside space in locations which are further inland or rural when compared to prime and sought-after coastal markets as are Madliena, Ibraġġ, San Pawl Tat-Tarġa and Mellieħa. With a budget of €2m one can certainly purchase a great residence with ample outside space, including a sizeable garden and swimming pool in an attractive neighbourhood. At this price level one could expect to view residences finished to a high standard including all standard mod-cons and more.



SOLD

**Mosta**

Ref: HC02797 | House of Character | List price: €4,700,000



SOLD

**Tigné Point**

Ref: FA602068 | Apartment | List price: €2,300,000



SOLD

**Ta' Xbiex**

Ref: FA601636 | Apartment | List price: €2,100,000



SOLD

**Kappara**

Ref: DV600139 | Detached Villa | List price: €1,500,000



SOLD

**Rabat**

Ref: FA602081 | Apartment | List price: €795,000



SOLD

**Siggiewi**

Ref: HC600494 | House of Character | List price: €650,000



SOLD

**St Julian's**

Ref: DA600027 | Duplex Apartment | List price: €445,000



SOLD

**St Julian's**

Ref: SV600125 | Semi-Detached Villa | List price: €1,200,000



SOLD

**Ta' Xbiex**

Ref: OF600165 | Office | List price: €2,400,000



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**Tigné Point**

Ref: FA601607 | Apartment | List price: €5,500 monthly



**Tigné Point**

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



**Valletta**

Ref: DA600045 | Duplex Apartment | List price: €5,000 monthly



**Sliema**

Ref: FA601567 | Apartment | List price: €2,700 monthly



**Madliena**

Ref: DV00750 | Detached Villa | List price: €4,000 monthly



**Sliema**

Ref: FA602056 | Apartment | List price: €2,900 monthly



**Madliena**

Ref: DV600148 | Detached Villa | List price: €7,500 monthly



**Iklin**

Ref: SV500127 | Semi-Detached Villa | List price: €6,000 monthly



**Portomaso**

Ref: FA601642 | Apartment | List price: €7,000 monthly

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**4 PERRY MAGAZINE**

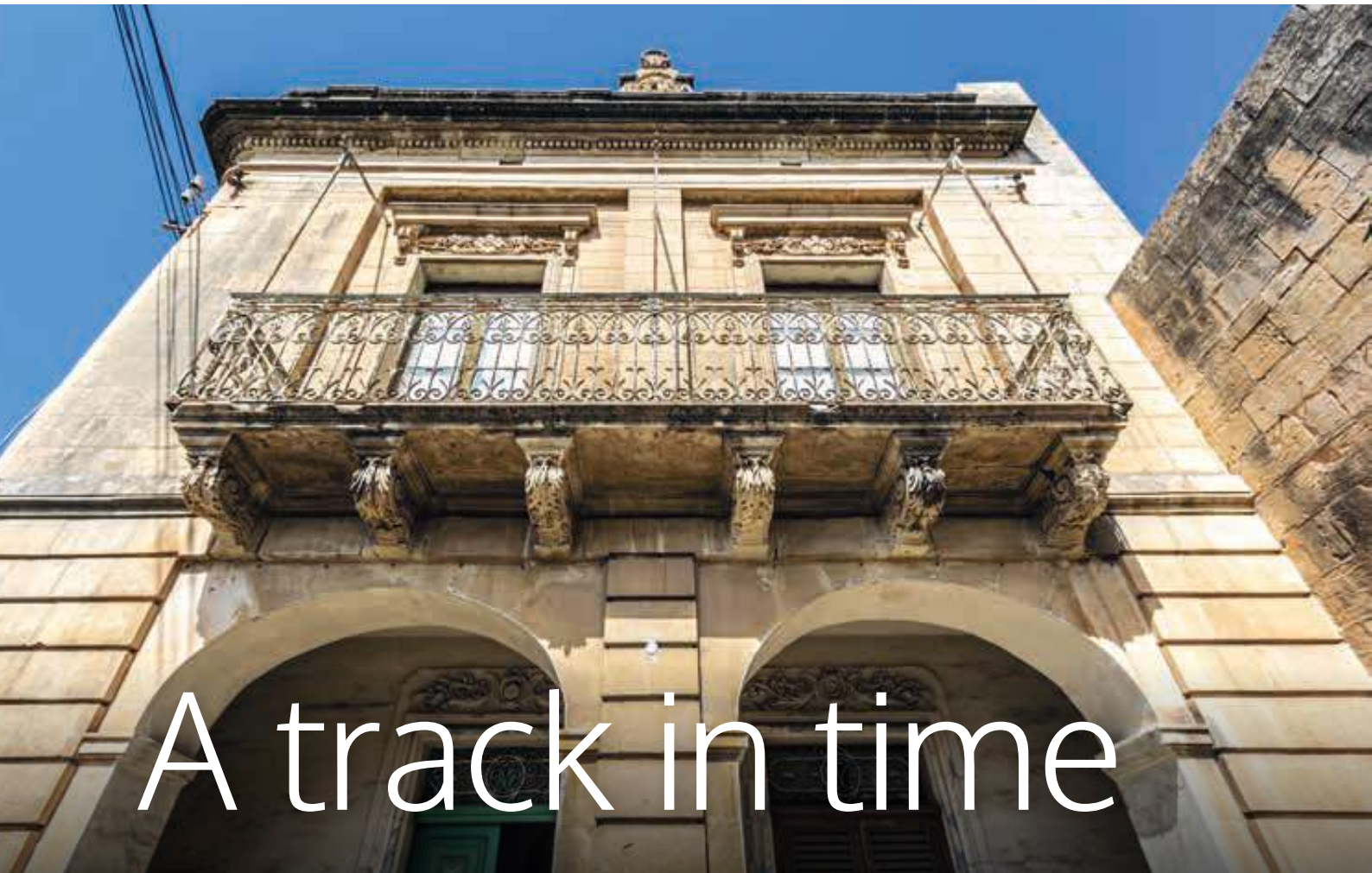
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A historic property in Attard recalls the romance of trains and glamorous neighbours.

Trains carry a certain romance – there is the shrill whistle of anticipation, the slow roll of the wagons out of the station, the chance conversations with strangers, the waving or waiting at stations, and the still gazing outside the window as the world rushes by.

Malta's railway history is a short – yet intense – chapter. The original proposal was to connect the old capital, Mdina with the new, Valletta, and reduce the journey time between the two to less than half an hour. The railway line was opened in February, 1883 – the first train left Valletta at

3pm and arrived at Mdina some 25 minutes later.

Just seven years later, the Malta Railway Company Ltd went bankrupt and the railway stopped running. The government took over the railway and traffic was reopened in 1892. However, competition from





*“Its noble intentions are visible in the welcoming front garden, large central courtyard, and uncovered stone balconies with lovely views of the historic surroundings”*



trams and buses proved too tough and the railway line stopped operating on March 31, 1931.

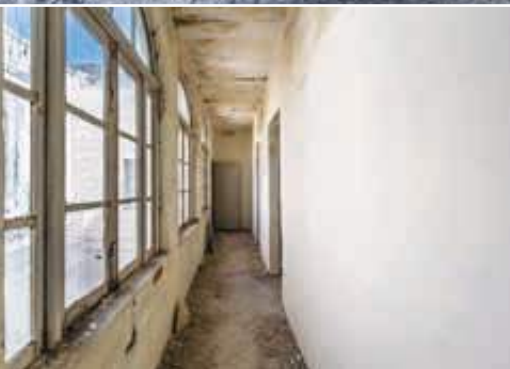
Some of the railway buildings are still in existence – while topography still hints at Malta’s past love affair with trains. In Attard, behind the San Anton Palace, Ġnien L-Istazzjon sits on the land where the Attard station used to be. And the name of the street – Triq Il-Linja – recalls the passing trains.

And right on that corner is Central View Cottage – from its balcony and roof, the views of Malta’s railway – and beyond towards San Anton Gardens – would have been unparalleled.

Today, the property wears its past well. And what a past it has. Situated in one of the most prestigious neighbourhoods, it rubs shoulders with historic and noble residences – and in its days, would have held

conversations with its noble and famous neighbours, including zoologist and ethologist Desmond Morris. *The Naked Ape* author resided in Villa Apap Bologna and hosted personalities such as natural historian Sir David Attenborough. This was the late 1960s, when famous Brits – including famous author Anthony Burgess – moved to Malta, attracted by the sun and a flat income tax rate of 2.5 per cent.





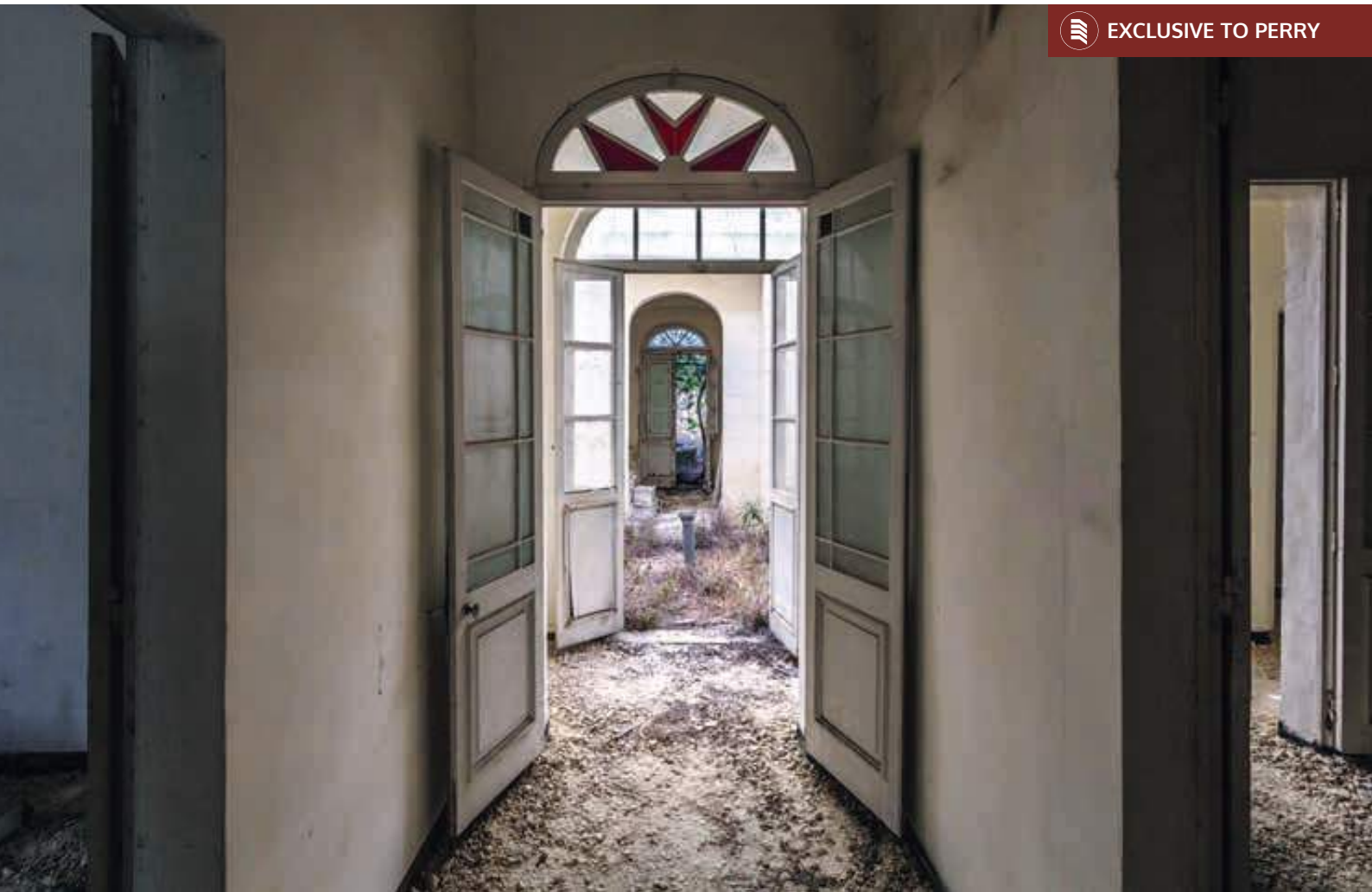
Built in 1903, the house is a semi-detached built on a plot measuring approximately 650 square metres. The property used to be the residence of the driver and butler of Lord Gerald Strickland and their families – and indeed, its noble intentions are visible in the welcoming front garden, large central courtyard, which enjoys a spread of natural light, the uncovered stone balconies with lovely views of the historic surroundings.

Central View Cottage also has a large back garden, with enough space for a pool and entertainment areas. The architecture is well-planned – for instance, the central courtyard is connected to the back garden through a corridor, which means that in summer, a pleasant cool breeze flows through the house. Also through the courtyard – which includes a rainwater cistern – is a staircase, leading to an underground World War II shelter.

Such function is beautifully married to form – indeed, the details, such as floral wrought iron work in the bannisters and staircase railings, are still proud, more than a century later. Once converted, Central View Cottage will make a lovely home – with the potential to accommodate entrance hall, study, sitting and dining room, kitchen, and on the first floor, a large drawing room, spacious bedrooms and bathrooms, and all that a beautiful family home would ever need.

[View property listing on page 17](#)





## *A historic house with a fascinating past*

**Attard | €1,650,000 | Ref: HC600627**



4 Bedrooms



2 Bathrooms



Approx. 448sqm  
Internal Size



Approx. 182sqm  
External Size



Approx. 630sqm  
Total Size

An unconverted semi-detached TOWNHOUSE situated close to San Anton Gardens in Attard and built on a plot measuring approximately 650 square metres. The property comprises a large front garden, hall entrance hall, study, sitting room, dining room, kitchen/breakfast, large central courtyard ensuring plenty of natural light and ventilation to all the rooms, laundry/utility room, guest toilet, a garden with ample space for a swimming pool and entertaining area. On the first floor, one finds a large drawing room complete with a traditional stone balcony with views of the Attard Railway Station Garden and beyond, ideal as a family room, four spacious bedrooms, four bathrooms three of which are en-suite. The property has immense potential to be transformed into a beautiful family home and will also have space for a carport.

Refer to feature on page 14



EXCLUSIVE TO PERRY 



*A wonderfully charming period property in the heart of the village*

**Żurrieq | €1,400,000 | Ref: HC600661**



4 Bedrooms



4 Bathrooms



Approx. 422sqm  
Internal Size



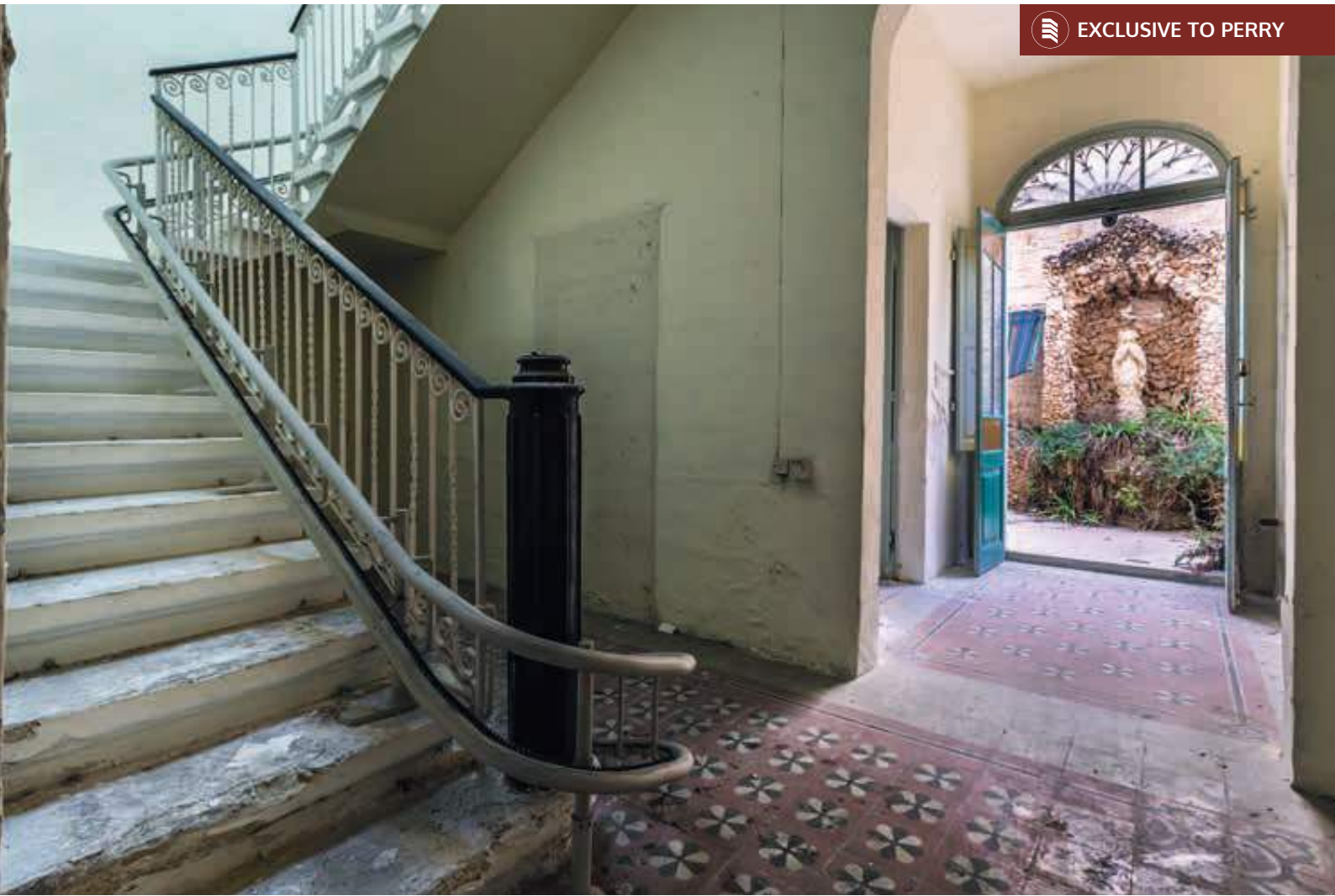
Approx. 232sqm  
External Size



Approx. 654sqm  
Total Size

A fine HOUSE OF CHARACTER in the heart of this traditional village, one of the oldest localities in Malta (Żurrieq was already a parish in 1436) and famous for the 'Blue Grotto'. We are proud to present as EXCLUSIVE AGENTS this wonderfully charming period property, brimming with characterful features and expertly converted. This superb period home showcases the very best aspects of character properties, eloquently set against modern day living. A property benefits from a paved garden including a lovely and sizeable swimming pool and has been beautifully tended. Bright Internal accommodation comprises welcoming hall, impressive fully fitted and equipped kitchen with island and state of the art appliances, separate cosy sitting room, dining area and upstairs one finds four bedrooms and three bathrooms. The master bedroom benefits from an en-suite bathroom and walk-in wardrobe. The property is also within walking distance to amenities and village shops, yet it is ideally and peacefully located in a car-free and quaint village alley.





## *A delightful double-fronted townhouse*

**Sliema | €1,150,000 | Ref: HC600652**



3 Bedrooms



2 Bathrooms



Approx. 240sqm  
Internal Size



Approx. 50sqm  
External Size



Approx. 290sqm  
Total Size

We are proud to present as EXCLUSIVE AGENTS a delightfully pretty and rare to come by double-fronted TOWNHOUSE, ideally located in one of Sliema's most sought-after locations, on a quiet street. Besides occupying a wonderful location, the property offers great potential to be converted into a magnificent home. Accommodation comprises entrance hall, rooms on either side as you enter, allowing for a separate sitting room, dining room and kitchen. The property also benefits from a sizeable yard and upstairs the possibility of having three large bedrooms. While the property requires renovation, there are lots of period details which could be made wonderful once more. This townhouse is also within short walking distance to the seafront and the vast array of quality amenities found in the area.



EXCLUSIVE TO PERRY



*A double-fronted townhouse with a self-contained farmhouse*

**Attard | €2,500,000 | Ref: HC600629**



9 Bedrooms



7 Bathrooms



2 Garages



Approx. 873sqm  
Internal Size



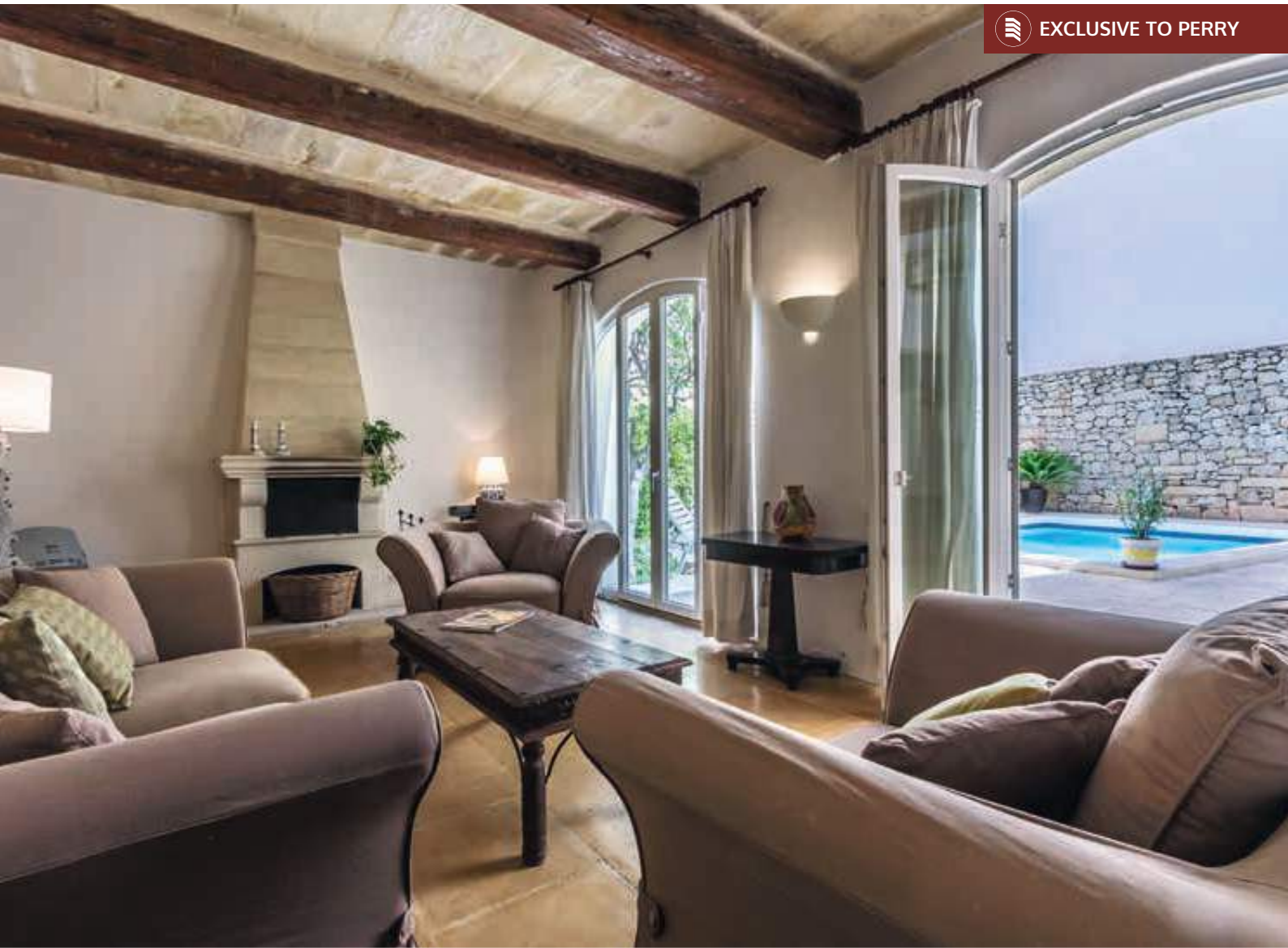
Approx. 236sqm  
External Size



Approx. 1109sqm  
Total Size

A charming double-fronted TOWNHOUSE lying in the very heart of the urban conservation area of this picturesque and sought-after town. Accommodation of the main house includes a lovely hallway, sitting room, office, dining, kitchen/breakfast. On the first floor one finds three double bedrooms (main with en-suite) and guest bathroom. The outdoor area includes a private swimming pool. At the rear of the pool area, one finds a wrought iron gate and this area is tiered with a few steps leading down to the independent courtyard of a self-contained and charming 'razzett' or farmhouse, which could be an independent house with its own entrance and parking facilities accessed from a separate street. This splendid property adds a lovely dimension to the main house and comprises of a further four bedrooms all with en-suite facilities and a most spectacular mill room with arched ceiling as well as a fully fitted kitchen/breakfast area. The property also benefits from two lock-up garages, one conveniently interconnected to the main house and the other to the 'razzett'.







*A converted house of character with garden and pool*

**Mosta | €1,150,000 | Ref: HC600632**

 4 Bedrooms

 3 Bathrooms

 Approx. 352sqm  
Internal Size

 Approx. 136sqm  
External Size

 Approx. 488sqm  
Total Size

A beautifully converted HOUSE OF CHARACTER with a lovely large, paved garden and swimming pool area. Excellently maintained, comprising of a charming entrance hall, beautiful large sitting room, separate dining room, study, fitted kitchen/breakfast, living room, four bedrooms, two bathrooms (one en-suite), shower room, utility room and many characteristic features cleverly preserved. Sole Agents.



EXCLUSIVE TO PERRY



*An enchanting property brimming with stunning period features*

**Attard | €1,500,000 | Ref: HC600663**



4 Bedrooms



3 Bathrooms



Approx. 314sqm  
Internal Size



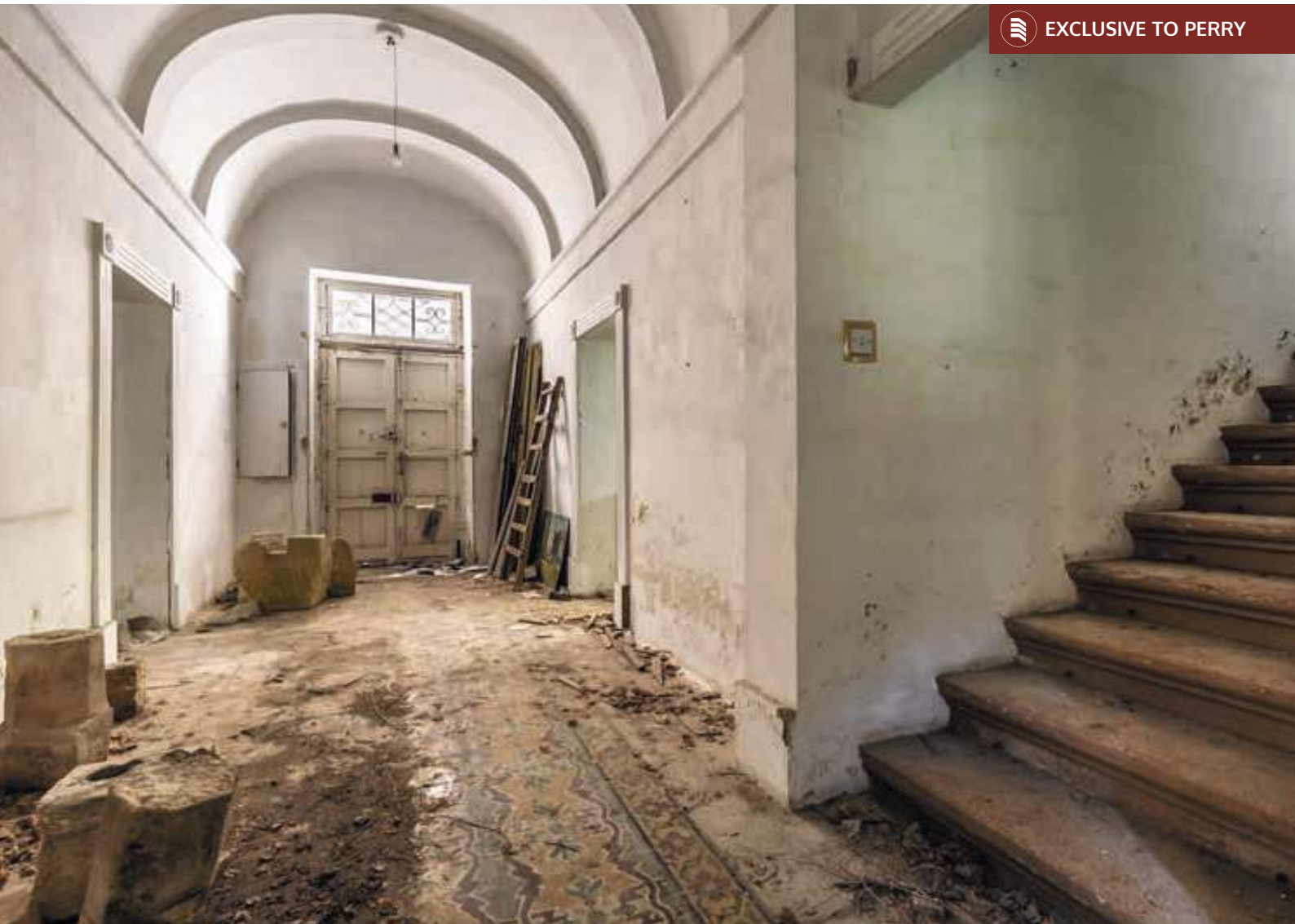
Approx. 219sqm  
External Size



Approx. 533sqm  
Total Size

This enchanting, period HOUSE OF CHARACTER provides over 200 square metres of light filled, flexible accommodation internally, arranged over two main floors. The stunning and delightful ground floor accommodation flows from a welcoming entrance hall to a number of generously proportioned rooms all surrounding and forming a perfect U-shape round a picturesque and central courtyard, with green, leafy grape vines, gracefully hanging overhead. Downstairs rooms include a drawing room with fireplace, dining, kitchen/breakfast with bespoke wall and base units, breakfast bar and pantry. A second living room adjoins the kitchen, with another fireplace. On the upper floor, there are four bedrooms (two with en-suite) and a further family bathroom, with separate washroom. The courtyard is one of the main features of the house and leads out through iron gates to a larger than usual garden with space for a private swimming pool. Stairs in the garden lead down to a basement with the possibility of creating a perfect wine cellar. A rare opportunity in the highly sought-after village of Attard, full of stunning period features with plenty of scope to enhance further.





*An irresistible house of character with a large garden*

**Attard | €2,100,000 | Ref: HC600659**



3 Bedrooms



4 Bathrooms



Approx. 506sqm  
Internal Size



Approx. 262sqm  
External Size



Approx. 768sqm  
Total Size

An irresistible HOUSE OF CHARACTER thought to be one of the oldest townhouses in this charming village. One enters a magnificent hallway with rooms on either side and leading straight out to the large garden with ample space for a swimming pool. The inside accommodation is composed of many period features including traditional tiles, beams and plenty of cosy rooms, including one with a lovely fireside, this wood burning fireplace in one of the first rooms is a particular highlight. Upstairs are three bedrooms all with ample space for built in wardrobes and views onto the pretty garden or quaint village street. This property which is in need of renovation also has space for a comfortable garage.



EXCLUSIVE TO PERRY





### Siggiewi | €1,250,000 | Ref: HC600647

 6 Bedrooms

 5 Bathrooms

 Garage (1 Capacity)

 Approx. 370sqm  
Internal Size

 Approx. 260sqm  
External Size

 Approx. 630sqm  
Total Size

A beautiful home, full of character situated in the core of this ever-popular village. Entrance is through a welcoming hall, the centrepiece being a mill room which is set up as the living/dining room with functional fireplace and with direct access onto a central courtyard, kitchen/breakfast, entertaining BBQ area including swimming pool, sundeck, bbq area six bedrooms, five with shower en-suites and four having direct access onto sunny terraces, main bathroom, guest toilet, study, utility/laundry, and a one-car garage.





### Zurrieq | €790,000 | Ref: HC600645

 3 Bedrooms

 2 Bathrooms

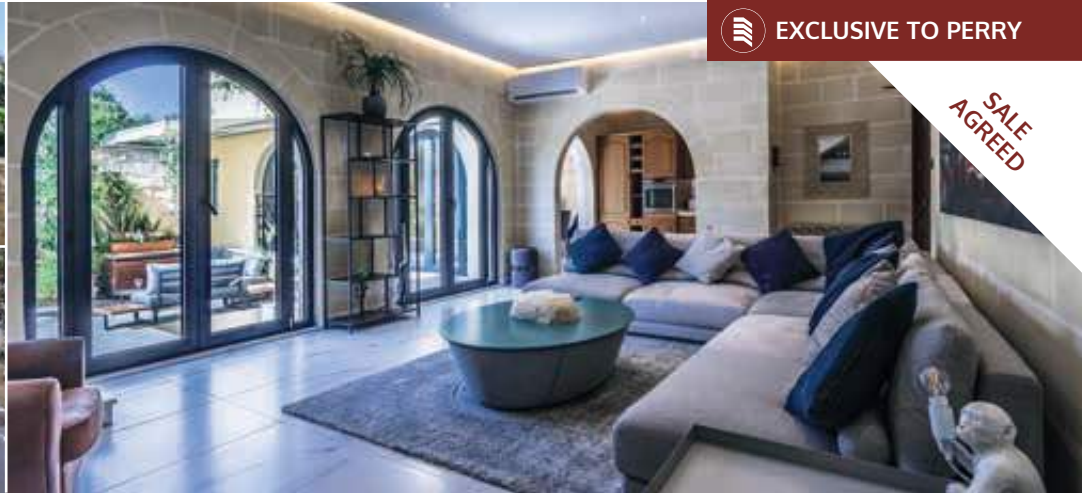
 Approx. 150sqm  
Internal Size

 Approx. 100sqm  
External Size

 Approx. 250sqm  
Total Size

A fully converted HOUSE OF CHARACTER located within a quiet part of this ever-so-popular village. Accommodation includes an imposing entrance hall, sitting room, dining room, fully fitted kitchen/breakfast, dining room overlooking the pool area, study, store/laundry and a guest toilet. On the first floor one finds three bedrooms and a bathroom.




 EXCLUSIVE TO PERRY

 SALE  
AGREED

## Lija | €1,150,000 | Ref: HC600637



4 Bedrooms



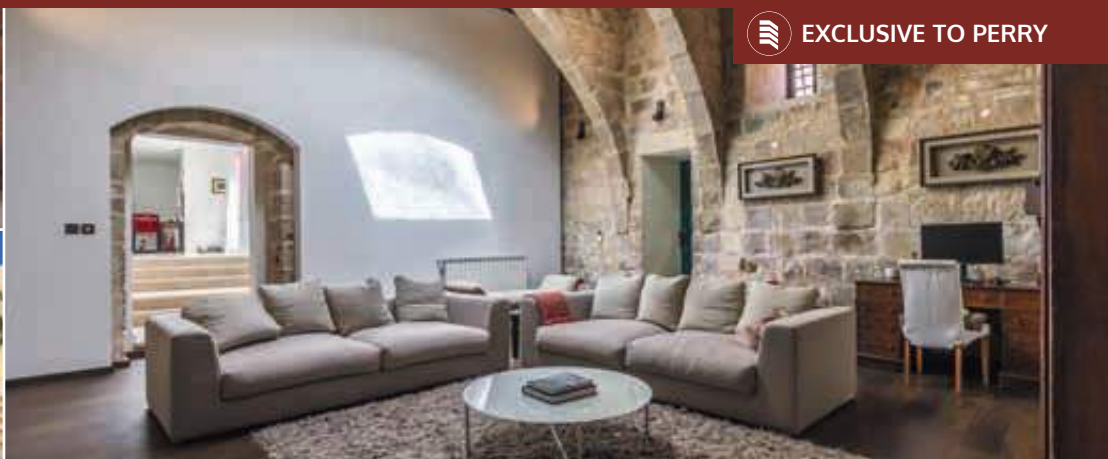
3 Bathrooms



Garage (1 Capacity)

Approx. 127sqm  
Internal SizeApprox. 134sqm  
External SizeApprox. 261sqm  
Total Size

A charming HOUSE OF CHARACTER situated in a quiet residential area surrounded by other private residential gardens recently refurbished with taste and loving care. This property is situated in a very sought-after area situated close to many historical buildings within the core area of Lija. This fully air-conditioned and double-glazed property is full of natural light throughout. This attractive peaceful four bedroom property has a beautiful garden and pool area ideal for entertaining. Accommodation comprises of an open plan, sitting/dining area having underfloor heating. On the ground floor, one finds a fully fitted equipped kitchen and breakfast area, a large double bedroom with an en-suite modern bathroom. On the first floor level one finds three double bedrooms, two modern bathrooms one of which is an en-suite. Included in the price is a lock-up garage. Many other extras are included in the price such as photovoltaic panels, a heat pump providing hot water for the entire house, and a heated pool ideal for the winter months. Sole Agents.


 EXCLUSIVE TO PERRY

## Gharghur | €2,200,000 | Ref: HC600569



4 Bedrooms



5 Bathrooms

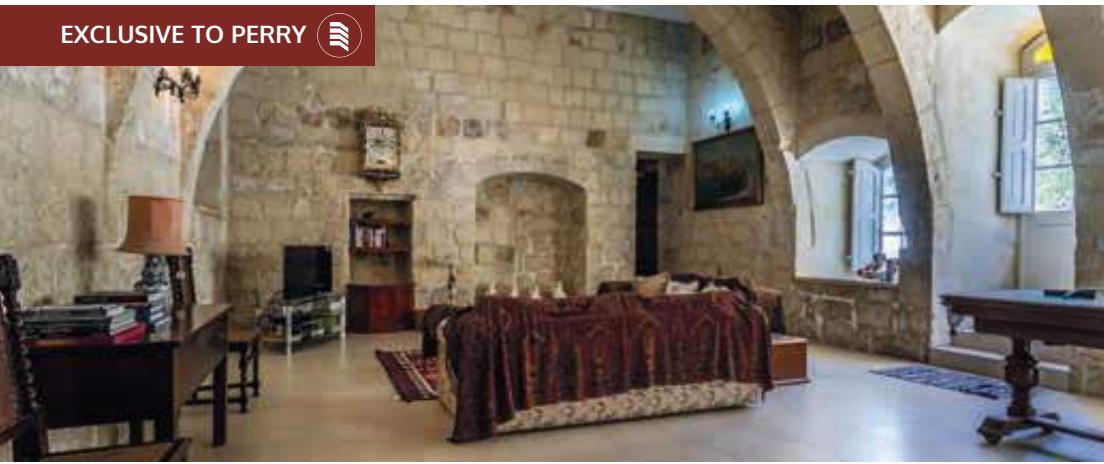


Garage (2 Capacity)

Approx. 700sqm  
Total Plot Size

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 skylight 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.

EXCLUSIVE TO PERRY



**Attard | €850,000 | Ref: HC600658**



4 Bedrooms



4 Bathrooms



Garage (1 Capacity)



Approx. 367sqm  
Internal Size



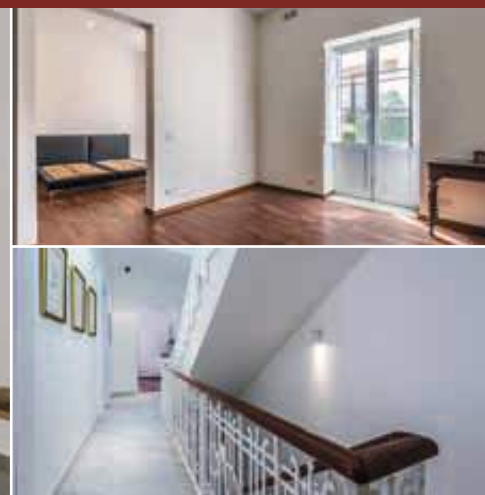
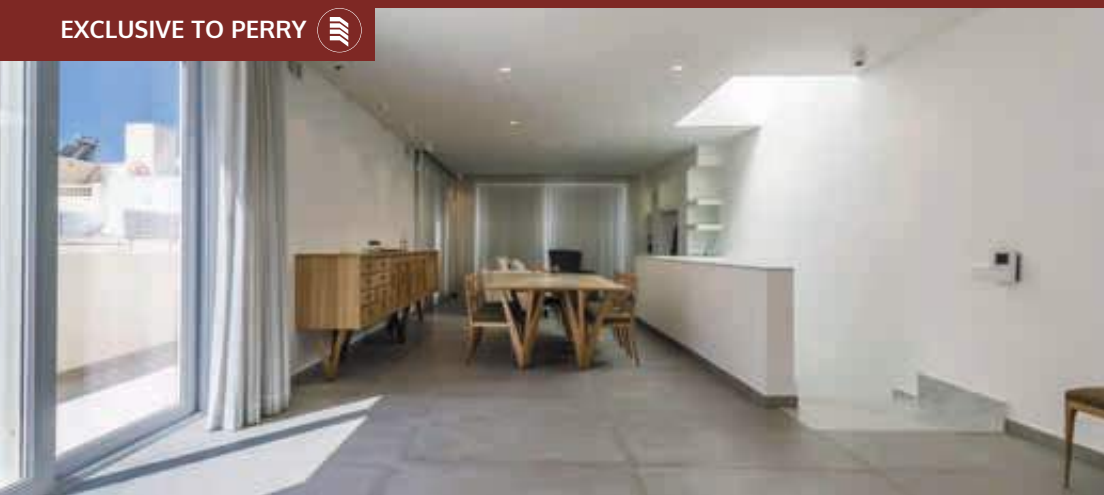
Approx. 118sqm  
External Size



Approx. 485sqm  
Total Size

Striking characterful features and plenty of style make this attractive four-bedroom HOUSE OF CHARACTER in the form of a 'razzett', (farmhouse) centrally located, in this most sought-after residential town completely irresistible. We are proud to have been appointed as EXCLUSIVE AGENTS for this newly refurbished property. This character home has been beautifully refurbished by the current owners and benefits from 4 bedrooms and 4 bathrooms. The most prominent area and 'heart' within the house is undoubtedly the dramatic mill room, currently being used as the sitting room, with its vaulted high ceiling and overlooking the charming and private yard through its many timber windows. This delightful property comprises of well-proportioned rooms, including welcoming hallway, mill room, separate fully fitted and equipped kitchen/dining, four bedrooms all with en-suite facilities and attractive outdoor areas including a central, sunny yard and sizeable roof terrace which could be converted into a beautiful roof garden. This delightful property of huge charm and character is brimming with many fine period features and also benefits from a one-car lock-up garage.

EXCLUSIVE TO PERRY



**Sliema | €1,500,000 | Ref: HC600623**



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 320sqm  
Internal Size



Approx. 40sqm  
External Size



Approx. 360sqm  
Total Size

A stunning CORNER RESIDENCE, built in the mid-20th century, located on one of the oldest and most picturesque parts of Sliema. The lovely interior design is ideal for a prospective buyer looking for all modern comforts whilst enjoying the charm and character that such a property benefit from. This home has been finished to an exceptional standard throughout, while remaining consistent with its original design. Spacious accommodation comprises one large room at ground level which can be used as a sizeable office and an unusual street-level one-car lock-up garage. On the main floor one finds three double bedrooms, main with walk-in wardrobe and en-suite, guest bathroom and lovely kitchen/dining area. All rooms benefit from floods of natural light, having an attractive large window with each room. On the top floor one finds a most amazing open plan entertainment space in the form of a large living room and dining room with its own kitchen facilities and leading out onto a most amazing wrap around terrace, ideal for outdoor dining and lounging.





### Balzan | €2,900,000 | Ref: HC03082



4 Bedrooms



4 Bathrooms



Garage (1 Capacity)



Approx. 1000sqm  
Total Plot Size

An outstanding 17th century period PALAZZO of great heritage value and located in a square moments away from the village core of this sought after location. This unique residence enjoys many architectural features such as a wide façade, high vaulted ceilings a wide and welcoming arched entrance hall leading to a large central courtyard/mature garden (approximately 275 square metres) including a swimming pool and sun deck area. Accommodation comprises spacious rooms in the form of sitting room, dining room, living/family room, kitchen/breakfast, study, four bedrooms, three bathrooms (two en-suite) guest toilet, laundry and garage.



 EXCLUSIVE TO PERRY

### Valletta | €3,950,000 | Ref: HC600135



8 Bedrooms



4 Bathrooms



Garage (1 Capacity)



Approx. 600sqm  
Internal Size



Approx. 130sqm  
External Size



Approx. 730sqm  
Total Size

A remarkable converted PALAZZO with one of Valletta's most beautiful facades featuring stunning Rococo architecture in a quiet street but close to the centre of the city. This incredible property has breathtaking views of the Grand harbour from the roof and no expense has been spared in bringing this prestigious property back to its original condition whilst adding new elements including a lift, new bathrooms, a flat-let, two fully fitted kitchens, new cabling, apertures and air-conditioning throughout not to mention an array of exceptional original features such as the central courtyard, water well, exposed wooden beams, Maltese balconies and exquisite stonework. There is also space for a garage and two separate entrances. This property would make a magnificent home or boutique hotel and could also be used as a corporate headquarters for a bank or large company seeking to make a presence in Malta. Approximately 730 square metres of space in all spread over five floors with approximately 20 rooms. Commercial and residential permits in hand.



**St Julian's**

Ref: HC600487 | €990,000

A luxuriously finished TOWNHOUSE, impeccably kept having spacious accommodation throughout enjoying marvellous views of Spinola Bay from its prominent location situated just off the seafront close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast, guest toilet, 3 bedrooms, shower en-suite, further shower room, laundry, front terrace and back garden.



**Mdina**

Ref: HC600556 | €990,000

A double fronted unconverted HOUSE OF CHARACTER situated in the old capital, 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.

**Ghaxaq**

Ref: HC500323 | €1,350,000

Expertly converted HOUSE OF CHARACTER set in a quiet alley in the heart of peaceful Ghaxaq – ready to move into! This lovely home is set on a footprint of roughly 270sqm indoor and 200sqm outdoor of which is a lovely courtyard and a beautiful designed and landscaped garden with good sized pool equipped with diving board and slide, tree house and an entertainment area.



**Attard**

Ref: HC600644 | €820,000

This magnificent HOUSE OF CHARACTER with a large courtyard/garden and a delightful accommodation offering a bright and spacious home for the discerning. With an abundance of highly desirable features, the centre piece is a magnificent vaulted old mill-room with fireplace used as the formal sitting/dining room. Accommodation comprises an entrance hall, living room, study, kitchen/breakfast that leads onto the courtyard and barbecue area, 4 bedrooms, 3 bathrooms (2 en-suite), guest toilet, laundry and 2 terraces.

**Tarxien**

Ref: HC600636 | €1,200,000

A most unusual HOUSE OF CHARACTER ideally set in a historic town setting. One enters the property through a striking courtyard, ideal for entertaining and equally distinct, is the fabulous roof terrace with private swimming pool and entertaining area. Accommodation comprises elegant reception rooms. At the heart of the home is a fully fitted and equipped kitchen with large island. On the first floor one finds a delightful sitting room and four double bedrooms including a guest annex accessed via a separate outdoor staircase with en-suite bathroom.





**Mosta**

Ref: HC600630 | €1,250,000

A true gem, this HOUSE OF CHARACTER situated in the heart of this town, yet on a quiet residential road having large rooms throughout and enjoying lots of features such as high ceilings, mill room, mangers and more. Comprising hall, sitting, dining, fitted kitchen, breakfast, study, living room, guest toilet, 3 bedrooms (main having a walk-in wardrobe and bathroom en-suite), main bathroom, laundry, courtyard and mature garden with swimming pool.

**Naxxar**

Ref: HC600493 | €1,150,000

A double-fronted TOWNHOUSE of elegant proportions. 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 3 double bedrooms, 2 bathrooms (1 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.

**Senglea (Isla)**

Ref: 895,000 | €HC600463

A historic recently renovated TOWNHOUSE, including all modern comforts. Property comprises hall, formal sitting/dining and fully fitted and equipped kitchen as well as a pretty courtyard. At first and second floor levels one finds 4 double bedrooms in total, each with en-suite bathrooms. At roof level is a breath-taking and spacious roof terrace benefiting from some 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.

**Mdina**

Ref: HC600390 | €7,000,000

A 17th century PALAZZO, considered to be among the most beautiful buildings in Malta. Property comprises timber front doors that open onto a courtyard. Among the ground floor rooms are an old kitchen with ancient stove and a chapel. A staircase ascends to the 'piano nobile' with its long corridor that runs the length of the palazzo and ending at entry to the main salon. A terrace overlooking the courtyard and spiral staircase or 'garigor' leads to the roof enjoying a roof top view of the whole ancient town. The property also benefits from a 2-car garage.

**Zebbug**

Ref: HC600288 | €2,500,000

Charming HOUSE OF CHARACTER situated in a quiet part of this historical town. Comprising welcoming hall, overlooking a courtyard. The hall leads to a mill room with an arched ceiling, being used as the sitting room. A large open plan fully fitted and equipped kitchen/sitting/dining area all leading onto a pool area with deck. An elevator leads to the 3 double bedrooms with en-suite bathrooms upstairs. This unique property further comprises an independent 3-bedroom guest house and interconnecting 2-car lock-up garages.





EXCLUSIVE TO PERRY 



*A high floor seafront apartment benefitting from sublime interiors*

**St Julian's | €3,000,000 | Ref: FA602346**



4 Bedrooms



4 Bathrooms



Garage (1 Capacity)



Approx. 249sqm  
Internal Size



Approx. 21sqm  
External Size

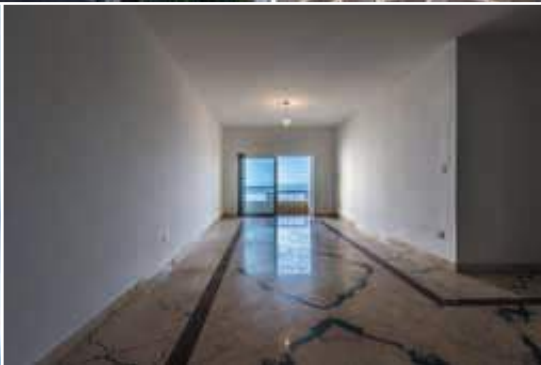


Approx. 270sqm  
Total Size

A stunning high floor and seafront APARTMENT benefitting from four bedrooms. This home sits in the prime and central seafront street of St Julian's, benefiting from uninterrupted views from the open plan kitchen/sitting/dining and spectacular front terrace.

The apartment itself is brand new and offered in immaculate condition. It is also offered fully furnished with very high-end furnishings and fittings. At the heart of the home is a large open plan kitchen, fully integrated with all high-quality appliances and boasting a vast island counter, which is ideal for entertaining into the large living room and front terrace. All four bedrooms benefit from en-suite bathrooms appointed with beautiful marble. There is an incredible flow through the property and additional rooms include laundry and storage spaces as well as an office area. This unit forms part of an exceptional contemporary and elegant residential building having only one apartment per floor, served by two elevators and spanning more than 250 square metres. The property is also being offered with one underlying parking space.





*An attractive beachfront property in a landmark building*


**Sliema | €795,000 | Ref: FA602273**

 3 Bedrooms

 2 Bathrooms

 Approx. 135sqm  
Internal Size

 Approx. 10sqm  
External Size

 Approx. 145sqm  
Total Size

New on the market and exclusive to Perry. We proudly present this attractive beachfront APARTMENT forming part of this landmark building – ‘Il-Piazzetta’ – located in the cosmopolitan heart of Sliema, just opposite the sea and with a myriad of amenities in its proximity, this iconic building is superbly accessible. The newly renovated Piazza in front of the apartment was recognised by the Planning Authority as the best designed public open space for 2021 highlighting quality in design, while simultaneously improving the surrounding environment both visually and in terms of usability. The apartment spans approximately 145 square metres and comprises open plan sitting/dining leading out onto a front terrace with spectacular sea views, separate fully fitted and equipped kitchen, three double bedrooms and two bathrooms (master with en-suite). Viewing is highly recommended.



EXCLUSIVE TO PERRY



*A luxurious south-facing apartment enjoying wonderful views*

**Sliema | €1,050,000 | Ref: FA602207**



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 170sqm  
Internal Size



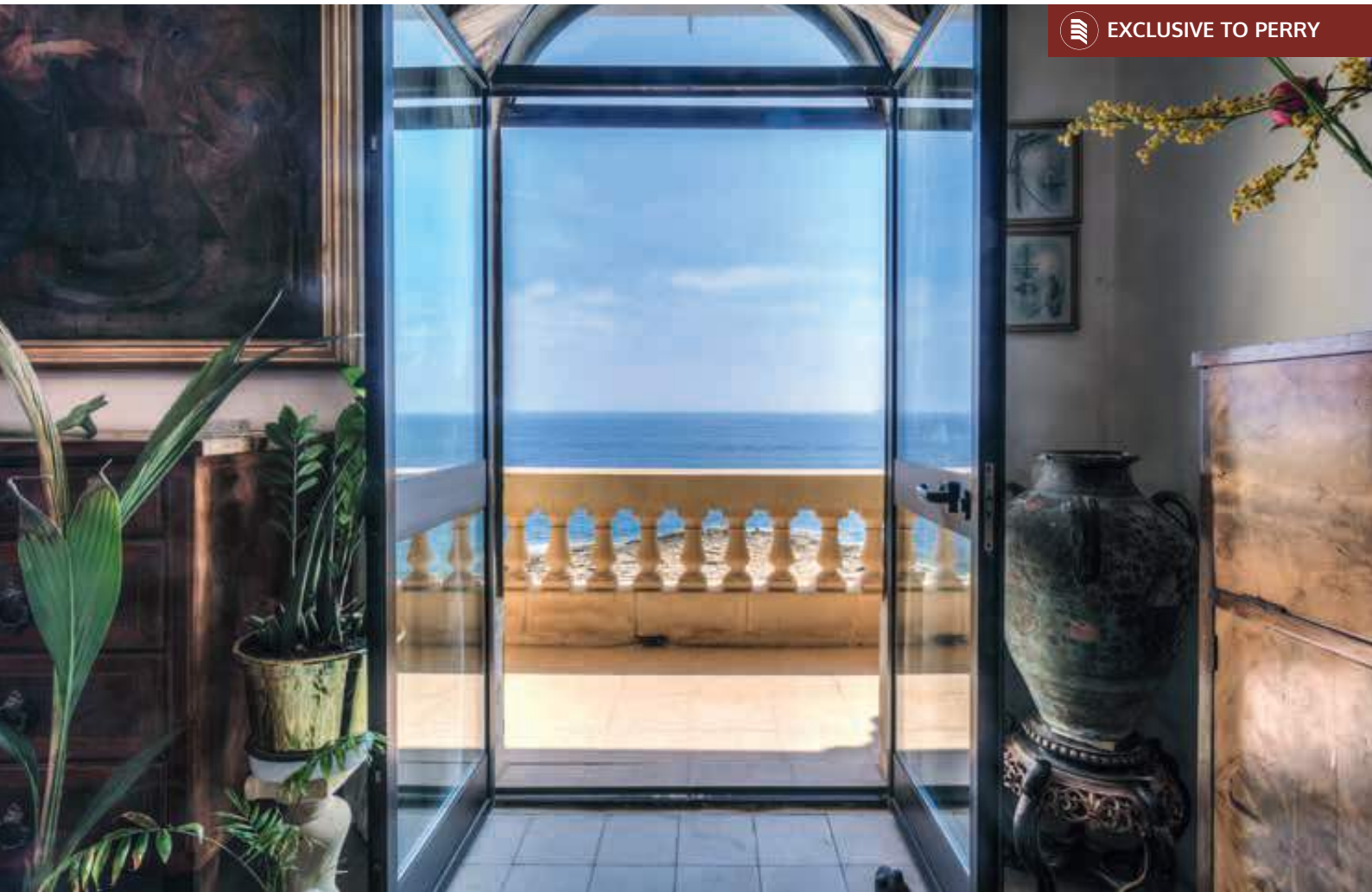
Approx. 10sqm  
External Size



Approx. 180sqm  
Total Size

A beautifully appointed APARTMENT, located on the Strand seafront, enjoying wonderful views of Manoel Island, Sliema Creek and the stunning 16th century Valletta bastions and fortifications. Forming part of this modern block which spans the entire length of the building offering over 180 square metres of luxurious and spectacular accommodation. Comprising of an open plan sitting/dining and a bespoke modern kitchen, three double bedrooms, master with en-suite bathroom, utility room and main bathroom. Property also includes a two-car garage. All the top retail establishments are virtually on the doorstep as well as the luxury boutiques and Valletta is a mere 10-minute boat ride away. Freehold.







*A stunning and sizeable seafront apartment built in the late 1930s*

**Sliema | €1,400,000 | Ref: FA601033**

 5 Bedrooms

 3 Bathrooms

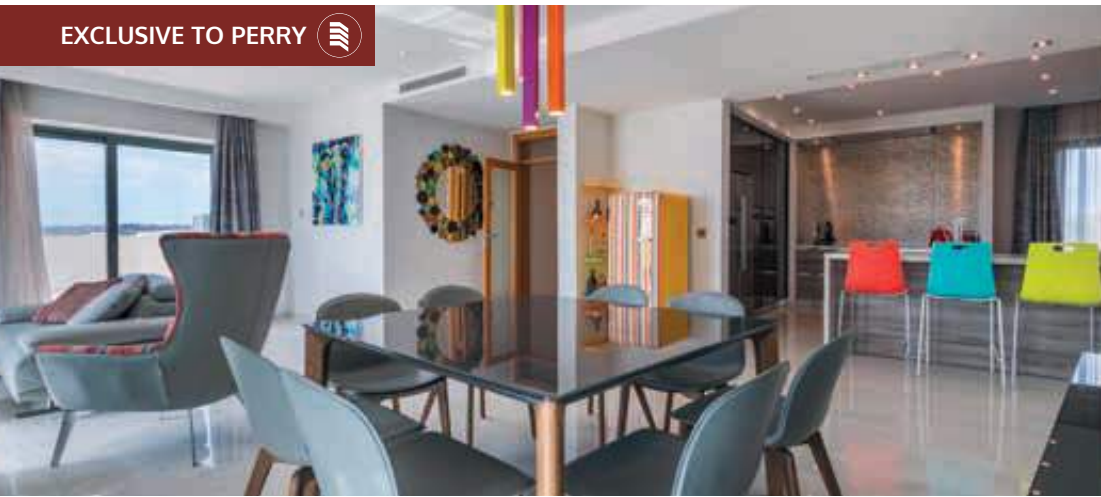
 Approx. 370sqm  
Internal Size

 Approx. 20sqm  
External Size

 Approx. 390sqm  
Total Size

A beautiful and well-presented, larger than usual, 390 square metres (approximately) APARTMENT built in the late 1930s and forming part of this iconic building, consisting of only one apartment per floor and served with a modern passenger lift. The building boasts a wide, double frontage and commands spectacular unobstructed sea views. The apartment could potentially have five bedrooms and is a stunning example of grandeur and rare period features throughout, which could be beautifully blended with the trappings of modern living and accessibility. Period features including high ceilings, timber doors, beautiful, patterned tiles, beams and lovely stonework are evident throughout this wonderful family home. Accommodation comprises large welcoming hall, spacious sitting/dining room on the front, leading out onto a balcony with direct sea views, and a further room on the front ideal as a separate sitting room. Walking down the hallway one finds a large kitchen/breakfast room and, potentially 4-5 bedrooms, and as two bathrooms.

EXCLUSIVE TO PERRY



### Ta' Monita Residence (Marsascula) | €795,000 | Ref: PH600402

3 Bedrooms

2 Bathrooms

Garage (1 Capacity)

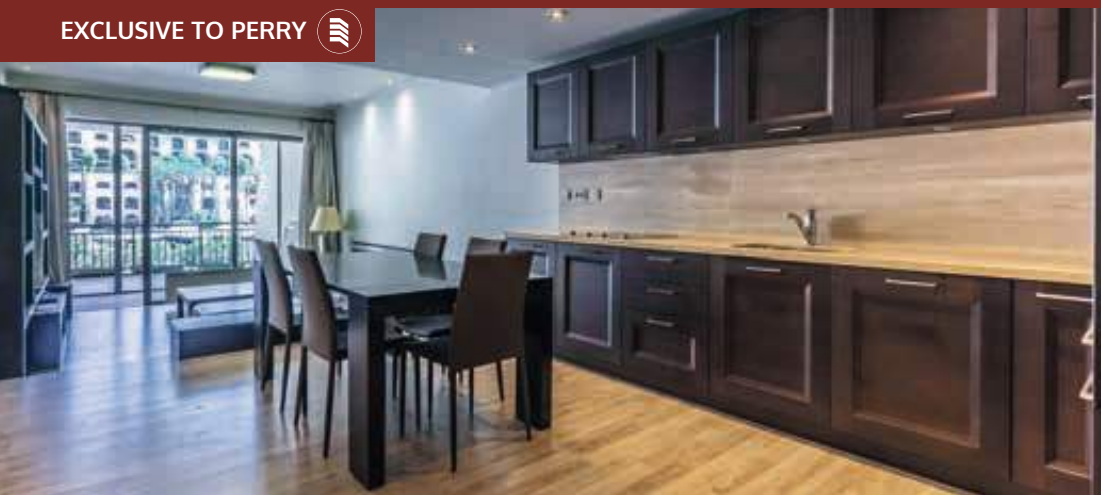
Approx. 156sqm  
Internal Size

Approx. 134sqm  
External Size

Approx. 290sqm  
Total Size

A truly impressive PENTHOUSE, set within this exclusive lifestyle development 'Ta' Monita Residence', complete with numerous facilities such as a private residential swimming pool/beach club, gym, a piazza and an underground car park. The property is set on approximately 290 square metres, having the largest outdoor roof terraces, enjoying spectacular unobstructed views of the sea and town centre. This sleek, modern property offers practical, luxurious living, with accommodation comprising of an entrance hall, open plan area with a bespoke kitchen, living and dining room which opens directly onto the outdoor terrace, three bedrooms all with a terrace, (master bedroom with a walk-in robe and en-suite), bathroom and a guest toilet. Ta' Monita is a 'Special Designated Area' giving foreigners a high level of flexibility and favourable conditions when purchasing property in the complex. Furthermore, this property is selling furnished, including all fixture and fittings, and an underlying one-car garage.

EXCLUSIVE TO PERRY



### Portomaso | €750,000 | Ref: FA602451

2 Bedrooms

2 Bathrooms

Approx. 150sqm  
Internal Size

Approx. 30sqm  
External Size

Approx. 180sqm  
Total Size

We are pleased to offer an attractive APARTMENT benefiting from a sizeable terrace, ideally located in the award winning – Portomaso Marina, a unique waterfront residential development covering an area of 128,000sqm and widely recognised as Malta's most prestigious lifestyle development. The apartment terrace is oriented to the yacht marina and offers extraordinary and calming views. The living area consists of an open plan kitchen/sitting/dining as well as a guest bathroom. The master bedroom is fantastic and consists of a larger than usual bedroom, also leading out onto a front terrace, bathroom en-suite with working sauna and large walk-in wardrobe. The property can be arranged in such a way to comprise two bedrooms. A lovely residence occupying a relaxing and inspirational spot, close to the sea water and with beneficial exposure to the sun and fresh air within this car free environment. Residents also benefit from many first-class amenities including swimming facilities with a residence swimming pool and beach club nearby. Residents also benefit from a vast array of leading restaurants found at the marina.





**Portomaso, St Julian's | €1,250,000 | Ref: FA501617**



3 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 176sqm  
Internal Size



Approx. 30sqm  
External Size



Approx. 206sqm  
Total Size

Spacious APARTMENT enjoying one of the best positions within this prestigious marina development of Portomaso. This unit enjoys spectacular views of the marina and open sea from its living areas and its spacious front terrace. Accommodation comprises a large entrance hallway, fitted kitchen, combined living and dining area leading to the terrace, laundry room, guest toilet, kitchenette, three double bedrooms (main with an en-suite), main bathroom and a back terrace. Property includes a car space within the same block.



**Fort Cambridge | €1,120,000 | Ref: PH500441**



2 Bedroom



2 Bathrooms



1 Private Car Space



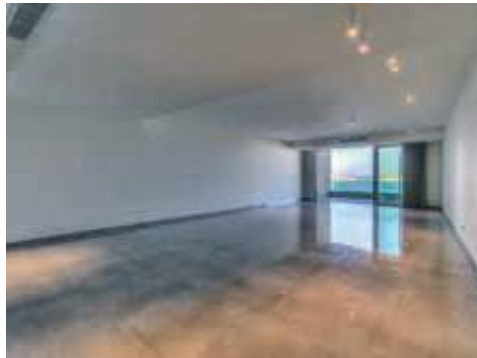
Approx. 146sqm  
Total Size

A magnificent PENTHOUSE set within one of Malta's most exclusive waterfront developments, 'Tigné Point'. Finished to the highest standards, the accommodation comprises a welcoming entrance hall, a spacious open plan kitchen/breakfast, dining/sitting room with large floor to ceiling apertures taking in spectacular views of Valletta, with its fortified bastions, Manoel Island, and the open creek, a good-sized sunny terrace, two bedrooms main en-suite bathroom, guest bathroom and a very spacious kitchen living dining. There is also a car space with the property.

**Sliema**

Ref: FA601669 | €1,200,000

A corner APARTMENT located on the 9th floor in a modern and recently built building, set on the prestigious Tower Road. 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 breath-taking unobstructed views can be enjoyed, 3 double bedrooms master with en-suite, bathroom, laundry room and side terrace.



**St Paul's Bay**

Ref: FA501151 | €725,000

A SEAFRONT APARTMENT, situated in the best area of St Paul's Bay. Property consists of an open plan kitchen/living/dining area, leading onto a front terrace enjoying open sea views, pantry/storeroom, main bathroom (with underfloor heating), laundry room, 3 double bedrooms, master bedroom en-suite (with underfloor heating) with walk-in wardrobe and a back balcony. Included is a 1-car lock-up garage.

**Sliema**

Ref: FA602395 | €1,200,000

A highly finished corner APARTMENT having outstanding and unobstructed sea views from its front balcony and terrace. Bright and spacious accommodation comprises hall, large open plan sitting/dining room, fully fitted and equipped kitchen/breakfast with walkout onto the terrace ideal for entertaining overlooking the stunning views, 3 bedrooms (main with shower room en-suite), main bathroom and laundry/utility room. Also included are 2 car spaces, double glazed apertures and air-conditioning throughout.



**Sliema**

Ref: FA501793 | €1,850,000

A luxurious APARTMENT on the Sliema Strand. This property consists of 2 double bedrooms en-suite, both with a walk-in wardrobe; a laundry room with a small terrace for drying and a guest toilet; a large recreational area of 56sqm room which can be used as a third bedroom and equipped with a gym, a billiard table, a bar area and a 55-inch TV. The living area is made up of an open plan kitchen/living/dining, which leads onto the terrace enjoying Valletta Harbour views. Apartment is fully air-conditioned and includes two inter-connecting car spaces.

**Xemxija**

Ref: FA602342 | €595,000

Finished to very high standards, this magnificent seafront APARTMENT enjoys breathtaking panoramic sea/country views and of the pretty bay beyond. Accommodation comprises of an entrance hall, a spacious open plan fitted kitchen/sitting/dining area opening onto a large sunny terrace perfect also for entertaining, 3 double bedrooms (master with shower en-suite), main bathroom, laundry room, and an underlying 2-car lock-up garage. The apartment is being sold inclusive of all top-quality furnishings and fully air-conditioned.





### St Julian's

Ref: FA501800 | €1,400,000

A spectacular APARTMENT forming part of this standard-setting lifestyle development 'Portomaso Complex' widely considered as Malta's most exclusive address. The apartment is set on a high floor, accommodation comprises of a welcoming hall, open plan kitchen/sitting/dining leading out onto a fantastic sizable terrace overlooking the marina, three bedrooms, main with en-suite bathroom and walk in wardrobe, guest toilet and a utility room. To be sold furnished and 2 car spaces are also included with the property.



### Tigné Point

Ref: PH600374 | €4,500,000

An impressive PENTHOUSE, having the largest outdoor roof terrace with its own heated pool, hydro massage tub, outdoor kitchen with BBQ and alfresco area enjoying views of Valletta and Sliema Creek. This property comprises entrance hall, cloakroom, powder room, open plan kitchen, sitting, dining which opens onto a front terrace, 3 double bedrooms all with en-suite, guest toilet and a utility room. It also includes underfloor heating, Bose surround system, automated blinds and curtains, art décor lighting, security cameras, water irrigation system and a 2-car lock-up garage.

### Sliema

Ref: FA501839 | €990,000

A beautiful, double fronted, SEAFRONT APARTMENT forming part of a newly refurbished block enjoying stunning sea views from all the living quarters and its front terrace. This spacious apartment can be utilized as a 4-bedroom apartment or a 3 bedroom apartment with a study. An optional 1-car lock-up garage is available within the same block. Freehold.



### Fort Cambridge

Ref: FA501848 | €950,000

A lovely corner APARTMENT in Fort Cambridge, a special designated area complex located in the one of the most sought-after locations in Sliema. This Apartment enjoys direct sea views from all the living areas and its 50sqm front terrace. Internal layout is spread over 173sqm and comes in the form of a hall, open plan layout fitted and equipped kitchen/lounge/dining, pantry, laundry room, 3 double bedrooms, main bathroom and a shower en-suite. Included is a 1-car garage space.

### Tigné Point

Ref: FA501780 | €3,500,000

A corner APARTMENT being offered highly finished, located right on the water's edge enjoying open sea views. Accommodation comprises of an entrance hall leading onto a spacious open plan kitchen/sitting/dining and a large terrace with open sea views. There are 4 bedrooms, 2 with en-suite and 3 with walk in closets. 3 balconies (bedrooms, living room and kitchen). This amazing apartment is operated by a smart home system and underfloor heating in all three big bathrooms.





*An impressive home conveniently spread over two levels*

**Mellieħa | €5,200,000 | Ref: DV600163**



5 Bedrooms



8 Bathrooms



Garage (8 Capacity)



Approx. 1300sqm  
Total Plot Size

A truly impressive VILLA found in this stunning location with magnificent sea views from most rooms of Mellieħa Bay, Gozo, and Comino. Set on a plot measuring (approximately) 1,300 square metres, this impressive home is conveniently spread over two levels and has been cleverly designed in such a way that all rooms lead to outside terraces or balconies, thus making the best use of the indoor/outdoor lifestyle in this sought-after and exclusive residential area. Accommodation features an expansive open plan kitchen/living and dining area (on two levels), an imposing staircase, five double bedrooms, eight bathrooms (five en-suite), and a laundry room. Outside one finds an attractive low-maintenance garden, an outdoor and indoor swimming pool area with a 'Turkish Sauna', large deck areas (with entertaining spaces) as well as two bathrooms to serve the outdoor area. The property also benefits from excellent parking facilities with its own large driveway and eight-car garage, and a lift to all levels. A truly unique opportunity.





*An exceptional villa in a privileged residential area*

**Attard | €975,000 | Ref: SV600164**



4 Bedrooms



3 Bathrooms



Approx. 322sqm  
Internal Size



Approx. 210sqm  
External Size



Approx. 532sqm  
Total Size

We are proud to present as EXCLUSIVE AGENTS an exceptional VILLA in this much sought after and privileged residential villa area. One enters the property through a pretty garden with a wonderful variety of potted plants and through the front door is a spacious and welcoming hall/reception area. At ground floor level one finds a large sitting room, dining room, boxroom, bathroom and fully fitted and equipped kitchen. The sitting room leads onto a picturesque garden offering a perfect opportunity for the next owner to create a magnificent and seamless indoor/outdoor living environment. The sizeable outdoor area allows for ample space to add a swimming pool and attractive deck area. Upstairs one finds four bedrooms and two bathrooms, however the property can be reconfigured to suit one's lifestyle. Also found at roof level is a laundry/washroom.





*A detached villa with a large terrace overlooking the pool*

**Attard | €1,650,000 | Ref: DV600138**



4 Bedrooms



3 Bathrooms



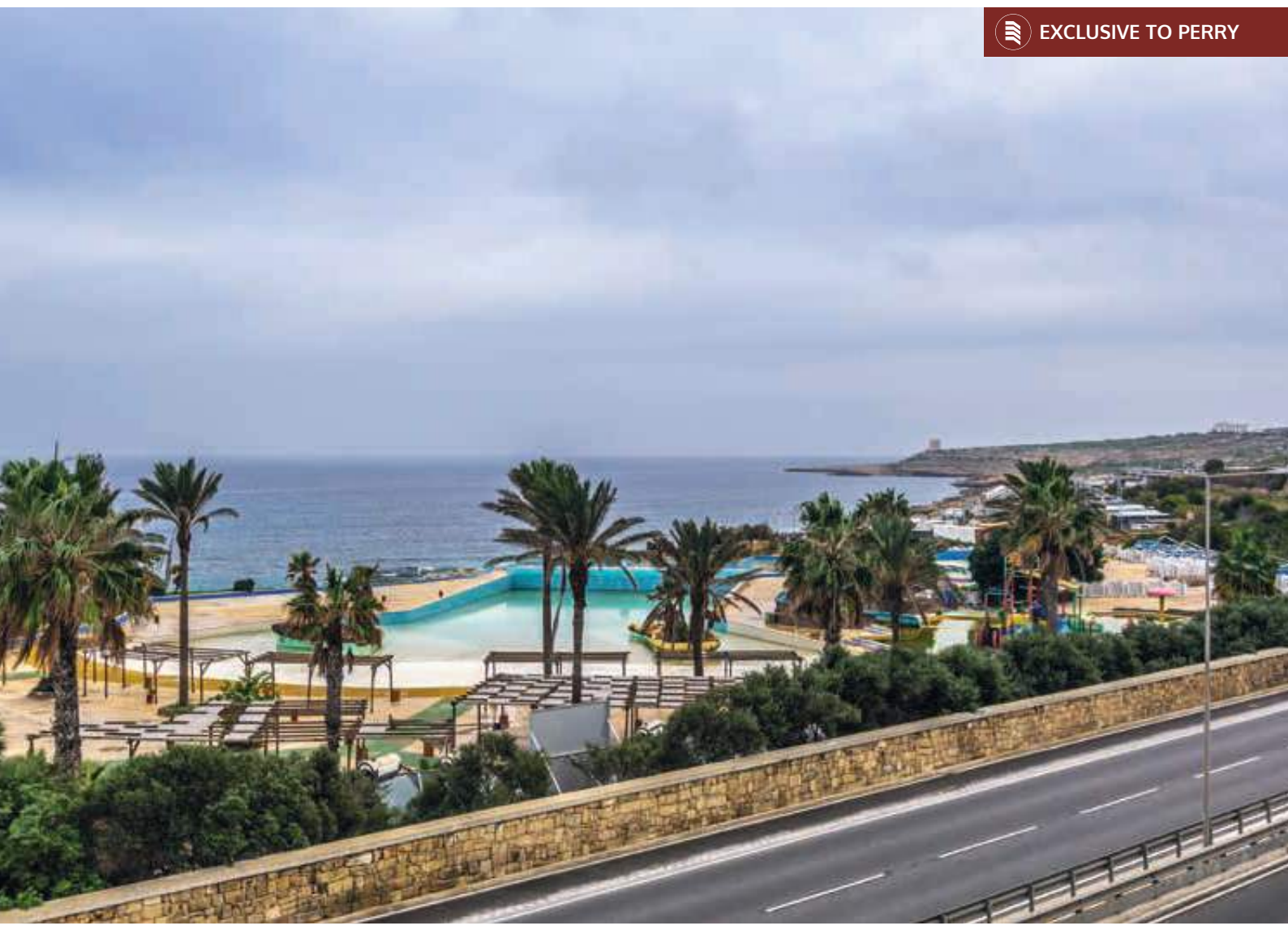
Garage (1 Capacity)



Approx. 690sqm  
Total Plot Size

A FULLY DETACHED VILLA situated in this renowned residential area just moments away from San Anton Gardens and day-to-day amenities. Set on a plot size of 690 square metres accommodation comprises of a welcoming entrance hall, a formal sitting/dining, an open plan kitchen/dining/living area leading out onto a large terrace overlooking the pool and garden with ample entertaining area, pantry, guest toilet, three bedrooms, two bathrooms (one en-suite), interconnecting basement comprising of a one-bedroom flatlet, storeroom and a three-car driveway leading to a large one-car garage.





## *A semi-detached villa enjoying spectacular sea views*

**Baħar iċ-Ċagħaq | €1,050,000 | Ref: SV500104**



3 Bedrooms



2 Bathrooms



Garage (6 Capacity)





Approx. 385sqm  
Total Plot Size

A SEMI-DETACHED VILLA built on a plot measuring 380 square metres enjoying spectacular sea views. This property, which could be accessed from two roads, has a welcoming entrance hall, leading into a formal sitting room enjoying sea views, open plan living/dining room and a large fully equipped kitchen and a guest bathroom. On the first floor one finds three double bedrooms one of which enjoying the sea views and a main bathroom. Property enjoys an interconnected six-car garage and gardens on all three sides of the property together with a pool. Property must be seen to be appreciated.



*A modernised detached bungalow enjoying total privacy*

**Iklin | €3,400,000 | Ref: BD600038**

-   
 3 Bedrooms
-   
 3 Bathrooms
-   
 Garage (1 Capacity)
-   
 Approx. 494sqm  
 Internal Size
-   
 Approx. 1341sqm  
 External Size
-   
 Approx. 1835sqm  
 Total Size

Accessed by a private road, this recently modernised DETACHED BUNGALOW is located on the periphery of this renowned residential area but still within proximity to all day-to day amenities. Enjoying total privacy and set on approximately 1,600sqm, this fantastic residence enjoys accommodation in the form of a welcoming entrance hall leading into an open plan kitchen/living/dining, pantry/laundry, two bedrooms enjoying a walk-in closet and en-suite and a third bedroom with a separate main bathroom, downstairs one finds an independent and underlying flat-let comprising of its own entrance into an open plan kitchen/living/dining, two bedrooms, main bathroom, laundry, and a large play room/gym. Outside one enjoys ample space for entertaining in the form of a large swimming pool, a lawned area and mature garden leading to a children’s play area, pump room, his and hers toilets, kitchenette and a private carport for at least 10 cars not including the long spacious drive-in complimenting the property. Must be seen!











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

 4 Bedrooms	 2 Bathrooms	 Garage (1 Capacity)	 Approx. 400sqm Internal Size	 Approx. 2600sqm External Size	 Approx. 3000sqm Total Size
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A FULLY DETACHED VILLA situated in the south eastern region of Malta. The property is approached through an unusual woodland sweeping up to the front of the house with gates opening to the villa. Property comprises of a courtyard, four bedrooms, main with en-suite and a guest bathroom, fully fitted and equipped kitchen, open plan sitting/dining room with large glass apertures and rural views, private swimming pool and deck area, mature gardens. A car-port with lock-up garage parking facilities included.



## St Julian's | €995,000 | Ref: SV500112

 3 Bedrooms	 3 Bathrooms	 Garage (2 Capacity)	 Approx. 276sqm Internal Size	 Approx. 163sqm External Size	 Approx. 439sqm Total Size
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A recently built VILLA forming part of well-kept gated complex. Layout comprises of an entrance hall, sitting and living, cloak room, study and guest toilet. A staircase leads to the lower level which includes a fitted kitchen, dining, living, a climate-controlled wine cellar, laundry and a back yard including a built in BBQ ideal for outside entertainment and al fresco dining. Two bedrooms (main with en-suite and walk-in), bathroom, large washroom which can be easily converted into a bedroom with access to a lovely roof terrace. Included with this property is an interconnecting two-car lock-up garage and storage area.



**Iklin**

Ref: SV500131 | €1,200,000

A modern SEMI-DETACHED VILLA, situated in a quiet residential villa area of Iklin. Property compromises open plan kitchen/dining/living overlooking the pool, BBQ area and terrace enjoying open views, 4 bedrooms (main with en-suite shower), balcony and large private terrace with jacuzzi enjoying views. Also include is a 3-car garage, space for a flat let or games room, garden strip with olive, orange and lemon trees, 18 PV Panels and is air-conditioned throughout.



**Attard**

Ref: SV500121 | €1,195,000

A very well kept and highly finished SEMI-DETACHED VILLA set on a plot measuring approximately 282sqm. Layout comprises of a 90sqm open plan kitchen/living/dining, guest toilet, three double bedrooms, guest bathroom, a two-car side-by-side garage and a good size pool and deck area. Property was recently finished and is being sold partly furnished and with 10 solar panels.

**Ta' Xbiex**

Ref: DV600164 | €2,150,000

Well-presented large DETACHED VILLA established in a residential area. Property comprises of a welcoming entrance hall, formal sitting room, dining room, study, kitchen/breakfast family/living room both opening onto the garden having ample space for a swimming pool and sundeck area, 5 bedrooms, 4 bathrooms, 2 of which en-suite, large sunny terrace, laundry room, utility room and driveway leading to a 4-car garage.



**Mellieħa**

Ref: BD600028 | €3,500,000

A large FULLY DETACHED BUNGALOW, set on an area of around 1,600sqm having spacious accommodation throughout and enjoying marvellous views of Mellieħa Bay, Comino and Gozo from its sizeable terraces. Comprising hall, sitting/dining, fitted kitchen/breakfast, study guest toilet, 3 bedrooms, 2 bathrooms, laundry, a 3 bedroomed flat, fully equipped with its own entrance and terraces, a further 2 bedroomed flat, games room, swimming pool, deck area, bbq area, garden, drive in and a 20-car garage.

**Swieqi**

Ref: SV600144 | €1,150,000

An attractive SEMI-DETACHED VILLA situated on one of the best streets in this sought-after location, having spacious throughout and a lovely good-sized garden with the kitchen/living area with ample space for a swimming pool. Comprising hall, sitting, dining, fitted kitchen/breakfast, guest toilet, 4 bedrooms, 2 bathrooms, drive in with garage and an extra living area and bedroom with en-suite onto the garden.





**Madliena****Ref: DV600129 | €3,500,000**

A FULLY DETACHED VILLA in Madliena enjoying sea and country views. Accommodation comprises wide entrance hall, sitting room, dining room, large kitchen/breakfast and living room all leading onto the swimming pool and its deck with the views beyond, laundry, study, cloakroom, master bedroom with bath en-suite and dressing room, 3 further bedrooms, 2 bathrooms (1 en-suite) and an attractive one-bedroom flat-let at garden level. A 2-car garage is also included.

**Attard****Ref: SV600156 | €1,750,000**

A highly finished SEMI-DETACHED VILLA, set on approx. 580sqm and situated in a quiet and popular residential area, close to all amenities. It comprises of a wide entrance hall, sitting/dining, guest toilet/cloakroom, open plan kitchen/living/dining, pantry, main bedroom (shower en-suite), 3 further bedrooms, main bathroom, 2nd living or study area, terraces from all bedrooms, laundry, outside one finds a pool and ample entertaining area, toilet and shower facilities, a reservoir (20 courses) under a large gated car-port for 3 to 4 cars.

**Madliena****Ref: SV500125 | €2,900,000**

A unique VILLA, set on high grounds situated in this prestigious locality in the north of Malta. Layout consists of a hall, kitchen dining, living room leading onto the outdoor area with a pool and landscaped area. A main staircase or a lift, on the upper floor one finds 3 bedrooms all with en-suite bathrooms and a walk-in wardrobe, roof with a large room currently an office, bathroom could also be used as the 4 bedroom with a terrace enjoying sea views. At basement level one finds a 2 bedroom flatlet, 3 car garage and 2 car drive.

**Attard****Ref: SV500124 | €1,050,000**

Located in the sought-after residential villa area of Misraħ Kola is this wide fronted SEMI-DETACHED VILLA in need of modernising. This property can be converted into a spacious 3-bedroom residence including a garden with space for pool, drive in and a lock-up garage.

**Mosta****Ref: SV500126 | €1,250,000**

A SEMI-DETACHED VILLA in Mosta, located in a villa area. On entering the property, one finds a living and dining area. A corridor leads living space with a box room, guest bathroom, open plan kitchen (including pantry)/living/dining area all leading to the pool and garden consisting of a large dining and entertainment area, a pool and deck area with an outdoor shower room and garden. A staircase leads to the first floor with 3 bedrooms all with en-suites. Another staircase leads to a washroom on the roof which is equipped with solar panels and a solar water heater.







*A luxurious penthouse enjoying large terrace with plunge pool*

**Baħar iċ-Ċagħaq | €995,000 | Ref: PH600385**



2 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 165sqm  
Internal Size



Approx. 30sqm  
External Size



Approx. 195sqm  
Total Size

A truly luxurious PENTHOUSE, finished to very high specifications throughout, enjoying marvellous unobstructed sea views from its large front terrace. Comprising hall, sitting, dining, bespoke fitted kitchen/breakfast, two bedrooms (both having private bathroom facilities, main with walk-in closet), guest toilet, laundry room, fully equipped cinema room, back terrace, swimming pool on the front terrace, garage and air space.





*A large three bedroom apartment in an iconic period building*

**Sliema | €595,000 | Ref: FA602385**



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 250sqm  
Internal Size



Approx. 40sqm  
External Size



Approx. 290sqm  
Total Size

A larger than usual APARTMENT situated in an iconic period building on high grounds enjoying distant sea views having a very large terrace ideal for entertaining. Comprising of hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, main bathroom, shower en-suite, laundry and an underlying lock-up garage.



*A highly finished and furnished top floor property*

**Sliema | €850,000 | Ref: FA501854**



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 115sqm  
Internal Size



Approx. 62sqm  
External Size



Approx. 117sqm  
Total Size

Excellent located just off Tower Road and forming part of a new, well-kept block is this top floor, penthouse-like APARTMENT. This highly finished and furnished apartment has an open plan layout kitchen/lounge/dining area leading onto a 60 square metre front terrace, ideal for al fresco dining and entertaining, three double bedrooms, main bathroom, en-suite and a small back balcony. Included is a one-car garage space within the same block.





*An apartment surrounded by beautifully landscaped gardens*

**Mellieħa (Tas-Sellum) | €450,000 | Ref: FA602251**



2 Bedrooms



2 Bathrooms



Optional Garage  
(4 Capacity)



Approx. 140sqm  
Internal Size



Approx. 50sqm  
External Size



Approx. 190sqm  
Total Size

An exquisite APARTMENT within this exclusive seafront development which is also a 'Special Designated Area' and is surrounded by beautifully landscaped gardens as well as multiple residents-only swimming pools and sundeck areas. Located on the north coast of the Island, just meters from the popular Mellieħa Bay and within easy reach of many of Malta's finest sandy beaches and local amenities.

Accommodation includes an entrance hall, open plan kitchen/sitting/dining area leading onto a (43 square metres) large outdoor terrace with breath-taking sea views, two bedrooms, two bathrooms (one en-suite), plus a guest toilet and utility room. The property is being offered furnished with air-conditioning throughout and is ready to move into. Optional underlying four-car garage available.

EXCLUSIVE TO PERRY



*A superb penthouse set over two levels with private terrace*

**Sliema | €675,000 | Ref: DP600078**



4 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 150sqm  
Internal Size



Approx. 40sqm  
External Size



Approx. 192sqm  
Total Size

A truly superb DUPLEX PENTHOUSE set over two levels having generous interior living space and situated in this highly regarded residential area only moments away from the seafont, shopping, public transport plus other amenities. Accommodation comprises an open plan kitchen/dining/ living room opening onto a private sunny terrace which makes it perfect for entertaining, four bedrooms (master with shower en-suite), family bathroom, laundry/utility room, own air space, and an underlying one-car garage.



**EXCLUSIVE TO PERRY**



**Sliema | €595,000 | Ref: FA602401**

3 Bedrooms

2 Bathrooms

Garage (1 Capacity)

Approx. 140sqm Internal Size

Approx. 20sqm External Size

Approx. 160sqm Total Size

A meticulously finished corner APARTMENT situated just off the seafront and close to all amenities and the main shopping area, having spacious accommodation throughout, enjoying good views of Manoel Island from its terraces. Comprising of hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, shower en-suite and further shower room, laundry and an underlying garage space.



**Valetta | €1,200,000 | Ref: FA501699**

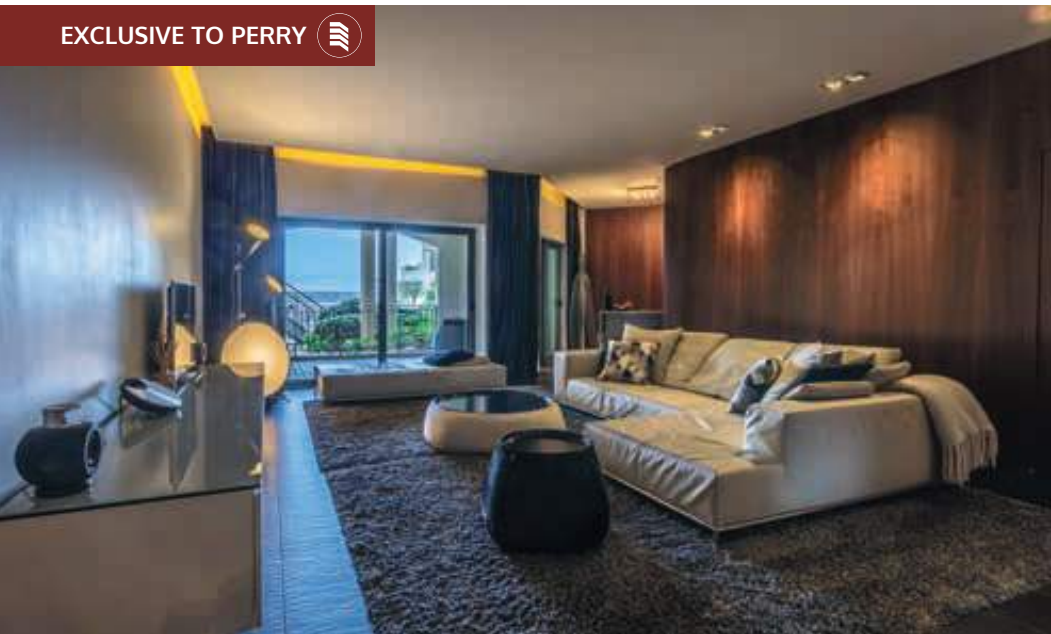
3 Bedrooms

2 Bathrooms

Approx. 150sqm Total Size

A newly refurbished APARTMENT in a prestigious block in Valetta. This 150 square metre apartment has a welcoming entrance hall, open plan living dining room, fully equipped separate kitchen, main bathroom, three bedrooms, main with a bathroom en-suite and a walk-in wardrobe. A private lift within the same property takes you to a large room with a terrace with excellent sea views. Property features include, Daikin A/C's throughout, custom made furniture throughout the property, solid wood parquet throughout the property, triple glazed apertures, electrically operated blinds on all apertures, wine chiller, surround system and much more.

EXCLUSIVE TO PERRY



**Mellieħa | €585,000 | Ref: FA501566**



2 Bedrooms



2 Bathrooms



Garage (3 Capacity)



Approx. 181sqm  
Internal Size



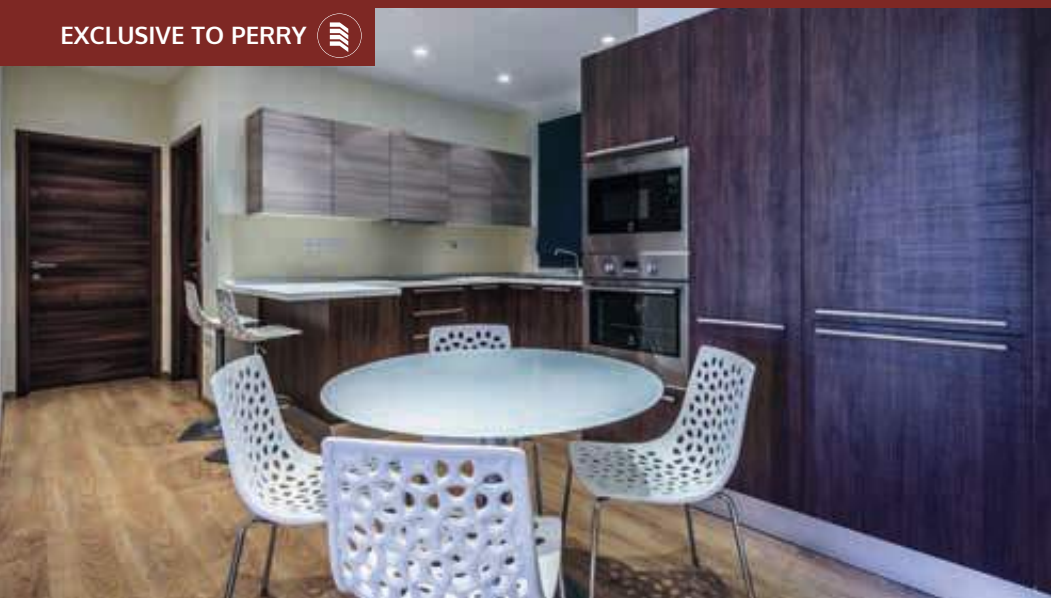
Approx. 27sqm  
External Size



Approx. 208sqm  
Total Size

A unique designer highly finished APARTMENT forming part of this prestigious seafront development incorporating beautiful, landscaped gardens and large swimming pool. Layout in the form of large living/dining room combined, spacious terrace leading onto the pool, separate kitchen/breakfast room, guest's bedroom with luxury en-suite shower room, large master bedroom with interconnecting bathroom and walk-in shower room, large walk-in wardrobe, laundry room, front terrace enjoying open sea views, courtyard and optional three-car lock-up garage.

EXCLUSIVE TO PERRY



**Gżira | €320,000 | Ref: FA602452**



2 Bedrooms



2 Bathrooms



1 Private Car Space



Approx. 90sqm  
Internal Size



Approx. 5sqm  
External Size



Approx. 95sqm  
Total Size

We are pleased to offer as EXCLUSIVE AGENTS an attractive and modern two-bedroom APARTMENT ideally found in this central and very convenient location. This immaculate property was finished and furnished to great taste, also giving a fantastic contemporary feel and offers a wonderful balance between living space and bedrooms. The property comprises open plan kitchen/sitting/dining, two bedrooms (main with en-suite) and guest bathroom. The apartment also benefits from lift access and an underlying parking space. The building is also conveniently just a few meters walk to the seafront and all amenities.







**Tigné Point | €650,000 | Ref: DA500028**


 3 Bedrooms

 2 Bathrooms

 1 Private Car Space

 Approx. 153sqm  
Internal Size

 Approx. 12sqm  
External Size

 Approx. 165sqm  
Total Size

A large, most attractive DUPLEX APARTMENT in excellent condition and ready to move into, situated in this much sought after location forming part of this wonderful lifestyle development with fabulous amenities such as large swimming pool and also a beach. Accommodation comprises entrance hall, large open plan kitchen/breakfast, living room/dining room, pantry and laundry room. Three double bedrooms, two bathrooms, one en-suite with the master bedroom. Also featuring terraces and yard. Optional underlying car space.



 EXCLUSIVE TO PERRY


**Attard | €434,000 | Ref: FA602333**

 3 Bedrooms

 2 Bathrooms

 Approx. 140sqm  
Internal Size

 Approx. 37sqm  
External Size

 Approx. 177sqm  
Total Size

A beautifully furnished APARTMENT measuring approximately 140 square metres, situated in a quiet residential area and close to all amenities. Spacious accommodation comprises hallway, fully fitted and equipped kitchen/breakfast/living room leading onto a 37 square metre terrace with a plunge pool and outdoor furniture, three double bedrooms (main with bathroom en-suite), shower room, store room and two back balconies. No parking problems.

**Mosta**

Ref: FA501822 | €395,000

Set on the outskirts of Mosta, a brand new top floor, square layout APARTMENT enjoying open views from its large front terrace. Layout includes an open plan kitchen/lounge/dining leading onto the front terrace, 3 double bedrooms, main bathroom, en-suite, boxroom and a laundry room. Optional lock-up garages available within the same block.



**Mellieħa**

Ref: FA501779 | €470,000

A new, exciting project being offered on plan situated right on water's edge in Mellieħa. All APARTMENTS enjoy beautiful sea and bay views. Spacious accommodation comes in the form of an open plan layout kitchen/lounge/dining leading onto a front terrace, 3 bedrooms (main with walk-in and en-suite), main bathroom, laundry room and a back balcony. Freehold.

**Sliema**

Ref: FA501827 | €500,000

A unique APARTMENT situated just a few minutes away from all amenities, public transport, a brisk walk to the promenade and the beaches. The layout comprises of a wide entrance hall, separate kitchen, large sitting/dining room followed by a balcony with side sea views, 3 double bedrooms, two bathrooms and also a good-sized terrace. The property is freehold. Optional garages are also available.



**St Julian's**

Ref: FA602431 | €345,000

An attractive top floor APARTMENT set in a period residential, small block and situated in a sought-after location, just off the seafront and close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast, 2 bedrooms, shower room, laundry and use of roof. **SOLE AGENTS.**

**Sliema**

Ref: PH600390 | €750,000

A FULLY DETACHED CORNER PENTHOUSE, enjoying amazing 360 degree views, including Valletta, Sliema Creek and beyond, from its large terrace. Set in this elite residential building, accommodation comprises of an entrance hall, sitting room, kitchen/breakfast room, dining room, living room, two bedrooms, master with en-suite, main bathroom and utility room. The property is served with a lift, voltaic solar panels, selling with the ownership of the airspace. Includes a spacious lock-up garage.





**Sliema**

Ref: FA601694 | €445,000

A large top floor APARTMENT, finished and furnished to high specification, having spacious accommodation throughout and set in a prestigious block minute off the seafront, close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast, 3 double bedrooms, main having bathroom en-suite, further bathroom, front and back balconies and a comfortably wide underlying lock-up garage. **SOLE AGENTS.**



**St Julian's**

Ref: PH600318 | €595,000

A most beautiful PENTHOUSE having the most amazing views from its wide fronted living area, impeccably kept throughout. Comprising hall, fitted kitchen/breakfast, sitting/dining, guest toilet, box room, laundry, 2 bedrooms (both having private bathroom/shower facilities), front and back terraces. Optional underlying garage spaces.

**Gzira**

Ref: FA501694 | €318,000

A nicely furnished APARTMENT built around large private gardens that comprises of hall, kitchen/living room with front balcony, 2 bedrooms main en-suite and a good-sized guest bathroom.



**Sliema**

Ref: DP600068 | €510,000

This fantastic DUPLEX PENTHOUSE is perfectly positioned just a short walk from the promenade and the beach. Offered with most furnishings accommodation comprises an open-plan kitchen/lounge/dining room, a good size terrace, 3 bedrooms (master with shower en-suite), family bathroom, guest cloakroom, and rear terrace. The property is freehold and is being sold inclusive of its airspace with building permits issued to add another floor. More details on request.

**St Julian's**

Ref: FA602005 | €735,000

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, 2 bedrooms both with en-suite facilities, guest bathroom and laundry room.



EXCLUSIVE TO PERRY 



*A rare opportunity to acquire an exceptional seafront property*

**Valletta | €450,000 | Ref: MA600312**


 2 Bedrooms

 2 Bathrooms

 Garage (4 Capacity)

 Approx. 60sqm  
Internal Size

 Approx. 6sqm  
External Size

 Approx. 66sqm  
Total Size

We are delighted to present as EXCLUSIVE AGENTS a true gem, located in the atmospheric coast of Valletta, facing the iconic Marsamxett harbour, this property is located in one of the City's most exclusive areas. Currently in need of renovation this unique property could be transformed into an exclusive and luxurious 'pied a terre' for City breaks, also making it an ideal 'buy-to-let' investment opportunity. A premium property within this prestigious and UNESCO protected 16th century city constructed by the knights Hospitaller – benefiting from unobstructed harbour views. The property exterior has just been renovated as part of a wider Government initiative to embellish this historic city. The interior consists of two floors and the possibility of having two comfortable bedrooms. The immediate area that surrounds this property presents a palpable sense of history. Residents can follow the ancient alley pathways and streets winding around churches, fortifications, Baroque palazzos, museums and architectural gems.





*A delightful and most unusual property with pool access*

**Swieqi | €1,400,000 | Ref: TH600067**



4 Bedrooms



3 Bathrooms



Garage (4 Capacity)



Approx. 415sqm  
Internal Size  
(On 3 Floors)



Approx. 125sqm  
External Size



Approx. 540sqm  
Total Size

We are proud to present as EXCLUSIVE AGENTS – a delightful and most unusual TERRACED HOUSE located in one of Malta's most favoured residential towns and within walking distance to all the best amenities while benefiting from an abundance of charming features.

This impressive home features a most unusual private and flourishing garden area and access to a sizeable, shared swimming pool. Accommodation comprises of a welcoming hall, sitting room, dining room, fully fitted kitchen, living room, study/office, four double bedrooms (main with en-suite) and a further bathroom. The property is served by a lift. The property also benefits from an amazing underlying basement area, including an interconnected garage, offering space for four cars very comfortably and the possibility of making a guest or staff apartment besides offering ample storage space. Must be seen to be fully appreciated.








**Bahar iç-Çagħaq | €360,000 | Ref: MA600286**

 2 Bedrooms

 2 Bathrooms

 Approx. 105sqm  
Internal Size

 Approx. 50sqm  
External Size

 Approx. 155sqm  
Total Size

An opportunity to acquire this exceptional newly built Maisonette, situated in this much sought-after residential area, walking distance to the seafront and beach, children's playground, cafes, and restaurants. The property has its own independent entrance, with a good-sized front patio and a large backyard ideal for those who like entertaining. Internally the property is generous in size, having an internal area of 105sqm and 50sqm of external area (approximate measurements), and is being offered furnished. Accommodation comprises of an open kitchen/living/dining room (One Percent bespoke fully equipped kitchen), two bedrooms, master bedroom with an en-suite bathroom and walk-in robe, utility room and bathroom. Originally was a three-bedroom, so one can easily be converted into a three-bedroom maisonette.

EXCLUSIVE TO PERRY 





**Sliema | €550,000 | Ref: MA600319**


 3 Bedrooms

 1 Bathrooms

 Garage (1 Capacity)

 Approx. 175sqm  
Internal Size

 Approx. 8sqm  
External Size

 Approx. 183sqm  
Total Size

A larger than usual street level Maisonette enjoying spacious accommodation throughout, situated at a corner very close to seafront and all amenities. Comprising hall, fitted kitchen/breakfast, sitting/dining, study, three bedrooms, main bathroom, back yard and a street level interconnecting garage. SOLE AGENTS



**Msida**

Ref: MA600287 | €270,000

A newly refurbished corner ground floor MAISONETTE finished to very high specification having a square layout with all rooms having windows on to the road, situated just off the seafront. Comprising hall, sitting/dining, fitted kitchen, 2 bedrooms, 2 bathrooms/shower rooms (1 en-suite), laundry and central courtyard.



**Pembroke**

Ref: DM500044 | €565,000

A one-off opportunity to purchase a DUPLEX MAISONETTE in this sought after residential location close to St Julian's. This property enjoys spacious living areas, 4 bedrooms, a spacious terrace enjoying St George's Bay and the open sea views ideal for outside entertaining and al fresco dining. Various parking options available. Freehold.

**Mosta**

Ref: TH600053 | €745,000

A highly finished corner APARTMENT having outstanding and unobstructed sea views from its front balcony and terrace. Bright and spacious accommodation comprises hall, large open plan sitting/dining room, fully fitted and equipped kitchen/breakfast with walkout onto the terrace ideal for entertaining overlooking the stunning views, 3 bedrooms (main with shower room en-suite), main bathroom and laundry/utility room. Also included are 2 car spaces, double glazed apertures and air-conditioning throughout.



**St Julian's**

Ref: MA600313 | €645,000

A first-floor corner MAISONETTE enjoying plenty of natural light. Accommodation comprises entrance hall, spacious sitting room, fully fitted kitchen, dining area, 3 good-sized bedrooms, 2 bathrooms (1 en-suite). On the upper floor one finds a living room equipped with a kitchen and mini wine fridge leading to a large roof terrace enjoying country and distant sea views. Property also has a 1-car garage and a large basement ideal as a flatlet or as a games room.

**Attard**

Ref: MA600275 | €350,000

A well kept first floor MAISONETTE set in this much sought after residential area and surrounded by most amenities. Accommodation comprises a hall, sitting/dining room, fitted kitchen/breakfast, 2 double bedrooms (master with shower en-suite), bathroom, and laundry room at roof level. The property can easily accommodate another bedroom and has ample potential to extend further. A 2-car lock-up garage is also available for rent. Worth viewing. **SOLE AGENTS.**





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**







## 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**





## 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**







## 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: **€1,375,000**



**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:  
End 2022
- SITE AREA: 9344sqm
- TOTAL NUMBER OF UNITS:  
Phase I – 262 units (mostly sold) +  
Phase II – 170 units.
- PRICES STARTING FROM: €288,000







## *Spectacular and scenic surroundings*

**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 the commercial hub of this most sought-after town, on the magnificent seafront, our leading letting department is proud to present this newly built, contemporary building, enjoying the most spectacular and scenic surroundings. OneOneO, 'Block A', is located close to the popular and bustling Sliema shopping centre, offering a perfect option for the most discerning of tenants, wanting to live in comfortable surroundings, while still being close to the action. Comprising of 12 luxurious APARTMENTS and one PENTHOUSE, benefiting from unrivalled views of the dramatic and UNESCO protected 16th century Valletta bastions, as well as the breath taking Sliema creek waterfront and 'Manoel Island', all apartments are designed with space in mind and are furnished to the highest standards. Each unit enjoys high speed internet access, open plan fully fitted and equipped kitchen/sitting/dining areas, leading onto a sizable private front terrace with wooden decking (ideal for entertaining), en-suite bathroom with master bedroom, guest bathroom and separate laundry room, with washer/dryer. Other great amenities in the area include an abundance of top quality cafes and restaurants as well as walking distance to the Valletta catamaran shuttle service and all public transport routes. A full-time management service makes sure that tenants are looked after at all hours for the duration of the lease. Enjoy comfort, relaxation, the latest in interior design and much more, while being close to many of the town's favourite spots. For those who have a car, the apartments are all offered with an underlying parking space in a very comfortable street level garage, giving tenants overall peace of mind. Prices ranging from €3,000 for a three-bedroom unit measuring approximately 164sqm, to €5,800 monthly for the largest four bedroom double fronted apartment measuring 328sqm.

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





*Beautiful and vibrant apartments facing the Mediterranean Sea*

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





## *A sensational period townhouse in a privileged location*

**Ta' Xbiex | €12,000 monthly | Ref: HC600457**



4 Bedrooms



4 Bathrooms



Garage (1 Capacity)









Approx. 400sqm  
Total Plot Size

A sensational period TOWNHOUSE offers a wealth of living space, private terraces and beautiful high ceilings, as well as some delightful period features. The building benefits from a fantastic location just off the seafront, in the highly sought after, picturesque and up-market town of Ta' Xbiex. On ground floor one enters a stunning reception area with grand staircase, at this level one also finds a very large dining room/office, separate open plan, fully fitted and equipped state-of-the-art kitchen/breakfast/living room leading out onto a sunny back yard. The property is also served by a modern passenger lift and at first floor level are three bedrooms (all with en-suite) and a lovely living/TV room all having large apertures, allowing floods of natural light to enter the property. On the top level is the most amazing penthouse suite which comprises a fully-fledged kitchen/sitting/dining area and separate guest bedroom with en-suite bathroom. Also at this level is a most stunning roof terrace with Jacuzzi and enjoying breathtaking views of the sea and 16th century Valletta bastions. The property has been finished and furnished to a sublime standard and includes many extras. Property also benefits from a lock-up garage.






### Bidnija | €3,700 monthly | Ref: HC600419

-   
 4 Bedrooms
-   
 2 Bathrooms
-   
 Car Port (2 Capacity)
-   
 Approx. 150sqm  
 Internal Size
-   
 Approx. 500sqm  
 External Size
-   
 Approx. 650sqm  
 Total Size

A beautiful COUNTRY RESIDENCE, located in the idyllic Bidnija village, located in the central northern part of Malta between two valleys 'Wied Tal-Pwales' and 'Wied Qannotta' and surrounded by fields. The property enjoys superb views of the surrounding countryside from the upper floor. At the heart of the residence is an impressive kitchen/living/dining area – a wonderful place for entertaining guests. The property also boasts a most amazing private swimming pool and deck area as well as an attractive garden with lovely 'al fresco' dining area. Property further comprises 4 bedrooms (2 single and 2 double) and two bathrooms as well as a 2-car car port.



### Kappara | €2,500 monthly | Ref: SV600045

-   
 3 Bedrooms
-   
 3 Bathrooms
-   
 Garage (2 Capacity)
-   
 Approx. 200sqm  
 Internal Size
-   
 Approx. 100sqm  
 External Size
-   
 Approx. 300sqm  
 Total Size

A spacious and airy SEMI-DETACHED VILLA offers a lovely garden. The property layout on ground floor consists of a reception area leading onto the sitting room and kitchen/living area on one side and the open plan lounge/formal dining on the other. The kitchen/living enjoys access to the back garden area. There is also a shower room on this floor. The first floor then opens up onto the master bedroom with en-suite and balcony with lovely distant town and sea views, second single bedroom with study, third single bedroom with study are sharing a bathroom. The third floor offers a bright and airy laundry area and access to a spacious roof terrace enjoying distant town and sea views. Fully furnished and air-conditioned throughout.





## Għargħur | €6,000 monthly | Ref: HC600483



7 Bedrooms



5 Bathrooms



Garage (3 Capacity)



Approx. 600sqm  
Internal Size



Approx. 390sqm  
External Size



Approx. 990sqm  
Total Size

A wonderful fully converted HOUSE OF CHARACTER in the heart of this sought-after village yet just a short drive from all the amenities of Sliema and St Julian's. Accommodation has been expertly modernized and includes hallway, kitchen/breakfast, dining room, sitting room, separate lounge, 7 bedrooms, 5 bathrooms, swimming pool, large mature garden, outdoor shower, roof with views and extensive solar panel installation (water and electricity). There is also a garage nearby which can be available for long-term rental.



## Żejtun | €4,000 monthly | Ref: HC600545



3 Bedrooms



2 Bathrooms



Car Port (4 Capacity)



Approx. 152sqm  
Internal Size  
(76sqm each floor)



Approx. 2000sqm  
External Size



Approx. 2152sqm  
Total Size

A spectacular PERIOD COTTAGE benefiting from an abundance of character and full of personality, enjoying use of over 1000sqm of gardens and grounds including large private swimming pool. It is believed that the existing house primarily dates from the mid-18th century and the glorious Knights of St John era. The property has recently been significantly adapted and enhanced by the present owners to include all modern comforts whilst retaining all the period features it possesses adding to its great charm. This enchanting property is accessed via an electric gate leading to a paved driveway having a capacity of four cars and through the front door one enters a spacious living room with wood burning fireplace and a fully fitted kitchen/dining area. Upstairs one finds three bedrooms and two bathrooms (main with en-suite).



**Senglea (Isla)**

**Ref: HC600657 | €1,500 monthly**

A wonderful and historic TOWNHOUSE originally built several hundred years ago and recently renovated. Property comprises of a welcoming living room, fully fitted and equipped kitchen at ground level as well as a pretty courtyard and a guest toilet. At first and second floor levels one finds 4 double bedrooms in total, 2 of which have en-suite bathrooms. At roof level is a breath-taking and spacious roof terrace benefiting from lovely views of the historic surroundings and breath-taking marina views. At this level one also finds a further back terrace.



**Qormi**

**Ref: HC500325 | €1,600 monthly**

New on the market, a block of 4 newly built FARMHOUSES with plenty of outdoor space. Within close proximity to all amenities, eateries and enjoying good public connections to the capital of Malta, Valletta and beyond. Property comprises of a fully equipped kitchen, sitting, dining room, two bedrooms, master bedroom with en-suite and a main bathroom. Complementing this property is a 1-car space. Property is fully furnished and air-conditioned.

**Naxxar**

**Ref: HC03112 | €3,000 monthly**

A double fronted TOWNHOUSE with exceptionally stylish interior in a quaint street of this popular town. The property comprises of a welcoming hall leading onto a most amazing pool with deck area enjoying an abundance of original features and ideal for fresco dining. Downstairs one also finds a lovely spacious sitting room, separate fully fitted and equipped kitchen, dining room and guest toilet. A beautiful staircase leads up to 3 double bedrooms, main with large en-suite bathroom and terrace, and another bathroom and storage area.



**Sliema**

**Ref: HC600061 | €3,800 monthly**

A renovated PERIOD RESIDENCE featuring a stylish interior with top quality finishes. Property comprises hallway opening onto a large open plan sitting, living, dining and a state-of-the-art kitchen, guest toilet and an internal courtyard. At basement level one finds a fully equipped games room, bedroom with an en-suite bathroom and yard. On the first floor one finds 2 bedrooms and a bathroom equipped with bath and shower. At roof level, an additional shower room, study leading onto a terrace ideal for entertaining and equipped with Jacuzzi.

**Mosta**

**Ref: HC01632 | €3,000 monthly**

A spacious and most welcoming HOUSE OF CHARACTER featuring a lovely central courtyard, 'kamra tal-hmara' ideal as a reception area upon entrance and a large back garden ideal for entertainment together with a good size swimming pool and BBQ area. Bright accommodation comprises remissa entrance, sitting/dining room, living room, fitted kitchen/breakfast, 4 bedrooms, 3 bathrooms and 2 shower rooms (1 en-suite) and terraces. This property retains most of its unique 500-year-old features.





**Sliema**

**Ref: FA601143 | €4,000 monthly**

A luxuriously finished seafront APARTMENT situated in the best part of this most sought-after area enjoying spectacular views. This amazing designer furnished apartment comprises of a welcoming landing, split level spacious open plan sitting/dining room, living room, fully fitted and equipped kitchen/breakfast, 3 double bedrooms (master with en-suite), main bathroom and 2 separate storage rooms. Property is fully equipped and fully air-conditioned and located in one of the best areas on the island. Also includes an underlying car space.



**St Paul's Bay**

**Ref: DA600046 | €1,450 monthly**

A beautiful and bright, newly built and never lived in seafront DUPLEX APARTMENT offering a fresh, inviting interior situated in this much sought-after town enjoying a lot of natural light throughout. On the first floor one finds 2 bedrooms (both having en-suite shower rooms and main bedroom leading to a lovely terrace with amazing sea views) and utility room. Up the stairs 'garigor' one finds living/dining area leading to a balcony also enjoying lovely sea views, a fully fitted and equipped kitchen and a guest toilet. Property is fully air-conditioned.

**St Julian's**

**Ref: PH600442 | €6,000 monthly**

Luxuriously finished, furnished PENTHOUSE situated close to all amenities, enjoying a lot of natural light throughout. Accommodation comprises 2 fully fitted and equipped kitchens/breakfast, dining room, 2 living rooms, a large terrace equipped with outdoor furniture, enjoying spectacular sea views, ideal for outdoor entertaining and al fresco dining, 4 bedrooms all enjoying en-suite bathrooms and guest bathroom. Property is fully air-conditioned. 2 parking spaces also included.



**Sliema**

**Ref: FA501171 | €2,750 monthly**

A fantastic corner APARTMENT offering impressive levels of light with its double fronted façade and seafront position. The 6th floor property layout consists of an open plan lounge/kitchen/dining leading out onto the spacious terrace ideal for outdoor living. Off the open plan is the main bathroom with built in washing machine and dryer, master bedroom en-suite, also enjoying excellent sea views, and a second double bedroom.

**Sliema**

**Ref: FA601070 | €2,800 monthly**

Tower Road. A fantastic, stylish and modern finished and furnished APARTMENT enjoying lovely sea views from its front terrace. Bright and spacious accommodation comprises large open plan living room and dining room all enjoying sea views, a large modern fully fitted and equipped kitchen, 3 double bedrooms, en-suite bathroom, main bathroom, laundry room, a further back spacious terrace and an underlying car space for added convenience.





**Kappara**

Ref: SV500129 | €3,000 monthly

A recently refurbished VILLA situated in this central, highly sought-after residential location, enjoying beautiful unobstructed views of Valletta from its lining quarters. Comprising of a hallway leading to two double bedrooms one with balcony, main bathroom on ground floor, on the first floor open plan kitchen/dining, study area, small boxroom and another bathroom. Complimenting this house is a drive and lock-up garage.



**Ta' Xbiex**

Ref: SV600163 | €6,500 monthly

A delightful SEMI-DETACHED VILLA, offering an excellent layout. On entering there is a welcoming entrance hall with beautiful reception rooms, large sitting room and dining room and a guest bathroom, fully fitted and equipped kitchen and a study. A staircase leads you to the upper level where one finds 4 bedrooms (two of which have en-suites), main bathroom and a further staircase leading to roof level. Basement level leads to a 1 bedroom flatlet and swimming pool and garden.

**Madliena**

Ref: DV01264 | €10,000 monthly

A very well planned, FULLY DETACHED VILLA situated in one of the best areas of this prestigious locations enjoying ample space as it is built on 1 tumolo of land with surrounding gardens, terraces, large swimming pool and a large garage. Accommodation comprises welcoming hall, very spacious sitting room, dining room, living room, study, fully fitted and equipped kitchen/breakfast, 6 bedrooms, 4 bathrooms, laundry and utility room. A perfect family home and ideal for entertaining.



**Ibraqg**

Ref: DV600023 | €6,500 monthly

Modern SEMI-DETACHED VILLA set on high grounds in the most tranquil area of Ibrag. Property comprises living, study with fireplace, teak parquet flooring, dining, kitchen with pantry and guest toilet, 3 double bedrooms, main and second bedrooms with walk-in wardrobes and en-suite bathrooms. At basement level one finds an entertainment room with bar, cinema with projector and surround sound system, a garden with pool and deck area, 2 car garage, laundry with washing machine and tumble dryer, under floor heating, satellite connections and air-conditioning.

**San Pawl Tat-Tarġa**

Ref: DV01370 | €3,900 monthly

A lovely and highly desirable VILLA, forming part of a gated community having lots of features enjoying country views from surrounding terraces, beautiful swimming pool and BBQ area and having the use of a private garage. Lovely accommodation comprises entrance hall, sitting/dining area, living room, luxury kitchen/breakfast, 3/4 bedrooms, 2 bathrooms (1 en-suite), shower room and guest toilet, laundry, basement/games room and private garden.





**Baħar iċ-Ċagħaq****Ref: FA600561 | €1,950 monthly**

A designer finished APARTMENT set in a residential complex enjoying communal gardens, a communal swimming pool and a spacious sun deck. This lovely apartment comprises an open plan fully fitted and equipped kitchen/sitting/dining room leading onto a balcony taking in sea and country views, master bedroom leading onto the front terrace also having an en-suite and walk-in wardrobe, guest bedroom and a 3rd bedroom that can be a study room, bathroom and laundry. An underlying lock-up garage interconnected by an elevator. Fully air-conditioned.

**Swieqi****Ref: PH600448 | €2,600 monthly**

A 2-bedroom PENTHOUSE situated in this new luxury development and in a tranquil residential area. Accommodation comprises entrance hall, open plan fully fitted and equipped kitchen/breakfast/living/dining room leading onto a beautiful terrace equipped with outdoor furniture and a jacuzzi, 2 bedrooms (main with en-suite), bathroom, laundry and a back balcony. This property also enjoys the use of a communal swimming pool, it has an interconnected 1-car lock-up garage and it's fully air-conditioned.

**Sliema****Ref: PH500442 | €1,800 monthly**

Brand new PENTHOUSE enjoys an excellent location in the heart of this sought-after town. This well decorated modern 3-bedroom property is spacious and well equipped with top quality and stylish furniture and fittings. Accommodation comprises an open plan kitchen/sitting/dining area leading onto a terrace, 3 bedrooms with 3 en-suites, main bathroom and laundry facilities.

**Sliema****Ref: FA602434 | €1,500 monthly**

A beautifully decorated 2-bedroom APARTMENT served by a lift, forming part of a small block of only 4 apartments and furnished with style. Accommodation comprises of a large open sitting/ dining room leading onto a front terrace, fully fitted and equipped kitchen, 2 double bedrooms, 2 bathrooms and a further back terrace. Fully air-conditioned and equipped with all modern facilities.

**Madliena Village****Ref: FA602332 | €2,000 monthly**

New on the market. A lovely 2-bedroomed APARTMENT forming part of a much sought after prestigious complex having its own magnificent swimming pool, gardens and gym. This high floor property enjoys breathtaking sea and valley views from its large terrace and comprises sitting room, fully fitted and equipped open kitchen/dining room, 2 bedrooms and 2 bathrooms. Property is fully air-conditioned and equipped with all modern-day facilities and garage space.





**Baħar iċ-Ċagħaq**

Ref: MA600316 | €1,100 monthly

A newly refurbished ground floor MAISONETTE situated in a newly built area. Accommodation comprises large living room overlooking the sea, fitted kitchen/breakfast, 2 bedrooms main with shower en-suite, main bathroom and a utility room. This MAISONETTE is finished to good standard and enjoys a decent sized front terrace.



**Ibraġġ**

Ref: MA600178 | €1,600 monthly

A first floor MAISONETTE situated in the hub of this location close to all convenience stores and a bus route. Accommodation comprises of a large entrance hall with a convenient study/2nd living area, living/dining room leading onto a front balcony, separate fully equipped kitchen, 3 bedrooms, 2 bathrooms and a back yard ideal for outdoor dining and entertaining, guest toilet, laundry room and 2 large roof terraces on either side. Property includes air-conditioning throughout.

**Balzan**

Ref: MA500293 | €1,100 monthly

A MAISONETTE situated in a good residential area having all amenities like groceries, pharmacy and main bus routes close by. Accommodation comprises of a living area, an elevated kitchen/dining, 2 double bedrooms one with en-suite, a main bathroom and yard.



**Sliema**

Ref: MA100020 | €2,500 monthly

A most amazing spacious MAISONETTE conveniently located a mere two-minute walk from the popular Sliema seafront and on a quiet street in the very heart of town. Accommodation comprises a welcoming hall leading onto an amazing open plan sitting/dining room with double height ceiling giving a great feeling of space and a fully fitted and equipped kitchen. The property further comprises 3 double bedrooms main with en-suite bathroom and spare bathroom, large back yard ideal for entertaining and fresco dining. Property also includes a parking space.

**St Julian's**

Ref: TH500027 | €5,000 monthly

A three-story detached modern house finished and furnished to the highest of standards. You will find three bathrooms (one per floor), a main kitchen and dining area on the ground floor, two bedrooms (double and single) and a laundry room on the first floor and a spectacular living room with extra kitchenette on the second floor commanding 270-degree views of St Julian's and Spinola Bay. The roof top provides an amazing terrace, perfect for outdoor entertaining.







# The importance of commercial property valuations post-COVID-19

Simon Rajan Bharwani, Head of commercial sales and letting, Perry Commercial Hub.

It is a well-known fact that COVID-19 has affected commercial property values all over the world, including Malta.

When it comes to Class 4A Offices, during COVID-19 many companies started introducing flexible work, whereby employees could also work from home. This in turn resulted in owners requiring less square metres to house their staff, resulting in larger supply of office spaces on the market. In Malta, highly sought-after areas which offered high spec office space such as Tigné Sliema, Balluta Bay, Pender Gardens and Portomaso in St Julian's, managed to keep their values stable due to high demand for premium locations and low supply, while offices in different areas did suffer a 20 to 25 per cent reduction in the quoted prices per square metre per annum. Perry Ltd currently has a large selection of offices to lease ranging from €100 per square metre to over €400 per square metre. We also currently have a selection of offices for sale in the sought-after harbour area including Sliema, Valletta, St Julian's and central office districts such as Mrieħel.

In contrast to the offices sector, the warehousing sector Class 6A remains

robust. There is generally a high demand for good warehouses with a low supply. From our experience at Perry Commercial Hub, centrally located warehouses, having a minimum of five to six metres height and are located on the ground floor, with easy accessibility for the loading and unloading of trailers and containers lease between €85 and up to €110 per square metre. We also have warehouses which lease at an average of €60 to €65 per square metre, especially when these warehouses have multiple floors, and the other floors need to be accessed via good lifts. Therefore, the norm is a higher rate for warehousing space on the ground floor and a lower rate – almost half the ground floor rate – for levels which are in the basement or on higher levels.

Rental rates of showrooms and retail outlets – Class 4B, decreased marginally in 2020 due to pandemic-related issues. However, with the relaxing of the restrictions in 2021, well-located showrooms are once again fetching rates in the range of €180 to €200 per square metre. This rate depends on the availability of parking, the location of



Simon Rajan Bharwani MBA (UoL)

the showroom, internal heights and its visibility when one considers its glass display windows. In my opinion, showrooms located in central areas, just off main arterial roads, having dedicated parking fetch higher rental rates.

Perry Commercial Hub also assists clients with all other classes of Commercial Property. We currently have a large selection of Cafeterias – Class 4C, Restaurants – Class 4D, as well as Hotels – Class 3B and Guest Houses and Boutique Hotels – Class 3A on our extensive database.

We are currently offering our clients a free quotation on all Commercial Property valuations, in order to ascertain the real value their Commercial Property can fetch post-COVID-19.



# A palace in the city of palaces

Valletta is the face that launched a thousand ovations. In Benjamin Disraeli's words, it's the "City of palaces built by gentlemen for gentlemen." A baroque masterpiece, its silhouette has graced paintings – its austere, yet beautiful lines has inspired rhymes. And while being the smallest capital city in the EU, its grandeur is visible in every inch – with 320 monuments and 25 churches packed in an area less than one square kilometre.

And the capital's beauty shines even brighter when the individual doors are opened – from auberges and palaces to grand buildings and terraces perched on a view, Valletta's architecture is neck-achingly staggering.

After more than 450 years of gazing, is there anything left to discover in Malta's capital? Other stories for the honey-coloured stone to tell?

There is. And that is the beauty of Valletta – after four centuries, it still has precious stones to show. And one of those is Casa Valdina.

Forming part of a *quartiere* between South and Melita Streets – with its main door abutting the stairs of the upper Mikiel Anton Vassalli Street – Casa Valdina is a 16th century palazzo spread over one thousand square metres.

The *palazzo* has been structurally converted recently – and its rooms already hint at the property's colourful past. The imposing hallway leads to a





*“The history of Casa Valdina is an interesting chapter in the capital’s life”*

courtyard with an overlooking balcony, with a grand staircase leading to another two floors which bask in natural light. Here, the rooms are grand – and each has its own character and period features. And from the roof, breath-taking views of Marsamxett Harbour complete a postcard-perfect picture.

The history of Casa Valdina is an interesting chapter in the capital’s life. The knight who gave the





property its name was Fra Carlo Valdina who, according to Judge Emeritus Giovanni Bonello, led an “exceptionally picturesque life.”

Bonello, who wrote a brief history of Casa Valdina, says that its original owner – who purchased the palazzo together with *casa d'affitto* for 6,000 scudi – was inordinately wealthy, yet, “Hardly a lovable character: greedy, violent, an insatiable bully who aimed at power and wealth... the Inquisitor of Malta Fabio Chigi, later Pope Alexander VII, could not stand him... [and] qualified Valdina as *concupinario* –

a person who lives openly with his mistress – corrupt and corrupting, a man of poor value.”

Over the years, Casa Valdina suffered substantial changes – including the addition of British-era fireplaces. But the original features – including arched ceilings, stone slab floors, beams and the main stairway – still abound, proof of the great potential this property has to write yet another chapter in its history.


[View property listing on page 79](#)





## *A majestic 16th century palazzo with excellent commercial potential*

**Valletta | For sale | €3,500,000 | Ref: OF600244**

 Approx. 1200sqm  
Total Size

We are proud to offer as EXCLUSIVE AGENTS a magnificent 16th century PALAZZO of great historical value. Once home to a knight, this majestic property spanning approximately 1200sqm internally and benefiting from 20 rooms has excellent commercial potential and could be converted into a prestigious office premises/headquarters or boutique hotel. One enters the property through a beautiful and welcoming hallway, looking out to the sizeable courtyard beyond, allowing for floods of natural light to the numerous rooms. The property is ideally located on a picturesque and quiet street, yet in the most sought after and gentrified part of the capital city and moments from the bustling city centre with its vast array of quality retail outlets, restaurants, and entertainment options. The property is being offered in a generally sound condition (structurally) with space for a sizeable elevator already prepared and a very comfortable staircase to the upper levels. The rooms are truly impressive and boast some delightful period features including high ceilings, wooden beams, lovely stone slab flooring, wood burning fireplaces as well as the original 'garigor' (spiral staircase) and stunning masonry.

Refer to feature on page 76





**St Julian's | For sale | €1,100,000 | Ref: HT600011**

-   
6 Bedrooms
-   
7 Bathrooms
-   
Garage (1 Capacity)
-  Approx. 250sqm  
Total Plot Size

A charming period TOWNHOUSE in one of St Julian's most desirable streets, with permits in hand to convert into a guest house. Still retaining most of the old architectural features, the floor plan will comprise a reception, lounge, kitchen/breakfast area, six bedrooms, seven bathrooms, roof terrace and garden including a swimming pool. This superb property also includes a garage and it's conveniently located a few minutes' walk to the seafront. More details on request.



**Ta' Xbiex | For rent | Price on request | Ref: OF500201**

-   
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.



**San Ġwann | For sale | Office**

Ref: OF600227 | €2,200,000

An 888sqm CORNER OFFICE, located on one floor with an 824sqm underlying garage. Includes lifts, toilets, air-conditioners, network cabling and glass partitions. Highly recommended.



**Hamrun | For sale | Office**

Ref: SH600058 | €350,000

A 165sqm RETAIL OUTLET, located on Main Road. Consists of two levels, ground floor and first floor, and includes air-conditioning, soffits and glass façade with use of roof. Highly recommended.

**Slimea | For rent | Office**

Ref: OF600191 | €10,000 monthly

A SEAFRONT DUPLEX OFFICE with internal elevator to the higher floor, 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 and comfortable parking.



**Valletta | For rent | Office Building**

Ref: OF600166 | €8,900 monthly

A newly renovated CORNER OFFICE BUILDING, found in the beating heart of the historic and bustling capital city of Valletta. Building comprises of 4 identical floors, served by an elevator, measuring approx. 86sqm on each floor. Every floor includes an open plan area, two large rooms, a kitchenette and toilet facility and balcony enjoying side sea views. The 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.

**Santa Venera | For rent | Warehouse**

Ref: IW600027 | €3,670 monthly

A 520sqm ground floor WAREHOUSE with two separate entrance and 6 metres internal height. Includes two separate office spaces, lighting and toilet. Highly Recommended.





**Marsa | For sale | Warehouses**

Ref: IW600022 | €1,500,000

Two interconnected ground floors front WAREHOUSES, with 6 metres high arched vaulted ceilings, measuring 682sqm. Also includes a 250sqm open space on the first floor, which could be utilized as offices. Highly recommended.



**Birzebbuga | For rent | Restaurant**

Ref: CA600028 | €6,100 monthly

Sea front 350sqm RESTAURANT, including 75 covers on the ground floor, 60 covers on the first floor, and over 100 covers outside. Highly recommended.

**Swieqi | For rent | Office**

Ref: OF600241 | €16,250 monthly

Fully furnished 550sqm OFFICE including 5 private offices, 1 large conference room, kitchen and dining area, bathrooms, server room and storage. Common area charges include security, AC and mechanical ventilation maintenance, fire services maintenance, emergency power generator, drinking water (Reverse Osmosis), garbage collection service, pest control.



**Valletta | For rent | Restaurant**

Ref: CA600029 | Price On Request

Unconverted 360sqm Class 4D RESTAURANT split on two floors. 140sqm on ground floor and 220sqm on basement floor. This property has a lot of original features and is highly recommended.

**Blata l-Bajda | For sale | Office**

Ref: OF500204 | €1,200,000

A newly built OFFICE enjoying a smart finish and excellent views from both sides of the property. The 395sqm space on one floor has a large open plan and can be split to the owners requirements. The property comes equipped with two bathrooms, new lift, new apertures and a new heating and cooling system. Being only a minutes' walk from the main street in Floriana, the office is in convenient proximity to the localities' eateries, bars, park and ride, and public transport services.





Enjoy your world,  
whilst we protect,  
grow and manage  
your wealth



## A Refreshing Approach to Wealth Management.



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discuss your  
requirements.



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with a typical  
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& expected return.



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We invest according  
to the agreed criteria  
& manage your  
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report on a quarterly  
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performance with you.



**CC Wealth Management**

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