



ESTATE AGENTS SINCE 1981



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2025 EDITION – ISSUE 63



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# IN THIS EDITION

## HOUSES OF CHARACTER

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

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

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## APARTMENTS & PENTHOUSES

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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.

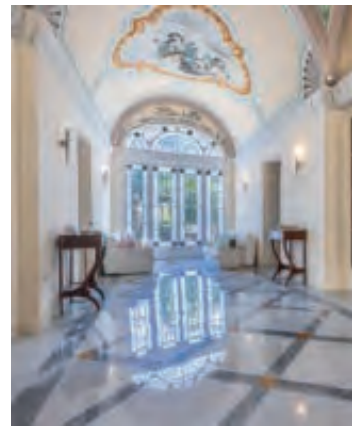
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## RESIDENTIAL LETTING

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

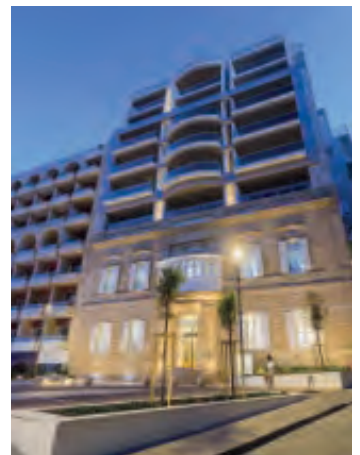
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## COMMERCIAL SALES & LETTING

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

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# Celebrating a quarter of a century of the Perry magazine

Welcome to the 63rd edition of the Perry magazine, now in its 25th year of publication, making it Malta's longest surviving and leading printed real estate and culture magazine, still circulated with a leading newspaper and today at many other locations including the Malta international airport besides having a digitalised version found and circulated online. First produced and circulated in 1999 this publication is widely regarded as a leading source of real estate information.

The Perry magazine is still very much 'on the go', sought after by culture and real estate enthusiasts alike, connecting people to the finest properties on offer on the Maltese Islands. A quarter of a century ago it would have been hard to fathom that over two decades later and well into the 21st century, this publication would still be printed and circulated with a leading newspaper amongst other strategic locations and keeping its same iconic front cover. The magazine has from its inception displayed some enthralling

magazine covers, featuring top works of art by both local and foreign artistic giants – including the likes of Girolamo Gianni, Edward Lear, Caruana Dingli, George Large, H M Bateman and the list goes on.

In the pages of this edition, you will find the latest company news, lifestyle and cultural content and a selection of Malta's most attractive homes. The magazine also offers access to Malta's top real estate professionals. The publication remains the go-to magazine for endless inspiration on the Maltese property market, offering valuable insights on the latest real estate trends.

We hope you enjoy this publication as much as we did producing it and are grateful for the trust you have placed in the Perry team over the decades. As we approach forty-five years in real estate, we continue to strive to guide you through Malta's best quality properties and lifestyle developments whilst combining traditional values with a



modern outlook. In recent years we have introduced the latest technologies available to streamline the sales and letting processes in order to keep up the momentum and continue to strive for excellence to be well positioned to continue to service the local property market well into the future.

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ESTATE AGENTS SINCE 1981



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HASSALL, WINSTON (1949-2024)  
St Edward's College Chapel, Malta (2022)  
Watercolour (33cmx52cm).  
Private collection – Malta.



# The flip of a coin

When looking to build a new life, Winston Hassall flipped a coin over a world map. The coin landed on Malta and an inspiring journey began.

Winston Hassall, an English painter who moved to Malta over four decades ago, was known for his paintings of Malta's scenery, frequently exhibiting his works alongside other distinguished local artists including Isabelle Borg, Debbie Caruana Dingli and Madeleine Gera.

In 1995, he opened *Studio 47*, a Valletta art gallery and studio where he exhibited several works of friends and collaborators, as well as his own paintings. Hassall also frequently contributed works to charitable causes, working with the Community Chest Fund for several years and collaborating with the Hospice movement.

He famously presented his painting of Marsaxlokk Bay to Cherie Blair, wife of former UK Prime Minister Tony, during her visit to Malta in 2009.

Before moving to Malta, Hassall worked as a textile artist in England and Ireland.

In comments given to *Times of Malta*, Hassall's daughter Diane said that his connection to Malta began in 1979 when looking to build a new life away from his homeland after a failed marriage, he flipped a coin over a world map, pledging to travel to wherever it fell. The coin landed on Malta and his fate was sealed.

By the following year, he was living in Malta and happily married to his wife Mary, with whom he would have two children. Shortly after first moving to Malta, he spent some time in Libya working in the oil industry. He then returned to Malta, where he would spend the rest of his years.



**SOLD**

**Vittoriosa (Birgu)**

Ref: FA602711 | Apartment | List price: €2,100,000



**SOLD**

**Tigné Point**

Ref: FA700718 | Apartment | List price: €3,300,000



**SOLD**

**Attard**

Ref: HC700079 | House of Char. | List price: €2,300,000



**SOLD**

**Sliema**

Ref: HC700136 | House of Character | List price: €1,090,000



**SOLD**

**Ta' Xbiex**

Ref: FA700188 | Apartment | List price: €1,250,000



**SOLD**

**Marsascala**

Ref: HC02822 | House of Char. | List price: €2,100,000



**SOLD**

**Tigné Point**

Ref: FA700028 | Apartment | List price: €3,800,000



**SOLD**

**Attard**

Ref: HC600629 | Town House | List price: €1,650,000



**SOLD**

**Lija**

Ref: HC600770 | House of Character | List price: €2,750,000



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

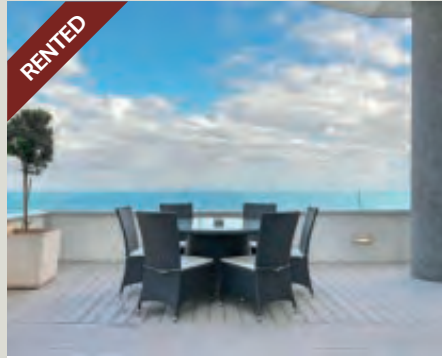




RENTED

**Sliema**

Ref: FA700895 | Apartment | List price: €6,000 monthly



RENTED

**Tigné Point**

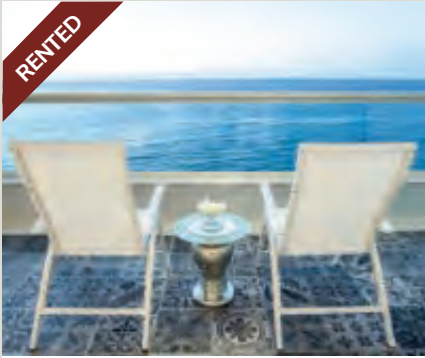
Ref: FA500222 | Apartment | List price: €7,000 monthly



RENTED

**Sliema**

Ref: DP700024 | Duplex Penthouse | List price: €3,200 monthly



RENTED

**Sliema**

Ref: FA700613 | Apartment | List price: €6,000 monthly



RENTED

**Gharghur**

Ref: HC600483 | House of Character | List price: €6,000 monthly



RENTED

**Sliema**

Ref: PH600091 | Penthouse | List price: €2,500 monthly



RENTED

**Sliema**

Ref: HC700082 | House of Character | List price: €12,000 monthly



RENTED

**San Ġwann**

Ref: DV600178 | Detached Villa | List price: €4,500 monthly



RENTED

**Sliema**

Ref: FA602038 | Apartment | List price: €4,800 monthly

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

**3 PERRY WEBSITE**

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

**4 PERRY MAGAZINE**

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

**5 LOCAL & GLOBAL MARKETING CAMPAIGNS**

Once your property has been listed with us we can immediately get to work using our trusted marketing channels and partners, including a comprehensive social media campaign through Facebook, Twitter, YouTube and Instagram, as well as other mediums such as *Property Market*, *Rightmove Overseas*, and attendance at various overseas exhibitions.



# From the Perry blog

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



## **Perry Estate Agents attend largest overseas property exhibition in the Nordic region of Europe EXHIBITION HELD IN STOCKHOLM, SWEDEN**

Perry Estate Agents Malta have attended the largest overseas property exhibition in the Nordic region of Europe held at Stockholmsmassan Alvsio in October. Stockholmsmassan is the Nordic region's leading facility for sustainable exhibitions, conferences and events.

The exhibition was held from Saturday, October 12 till Sunday, October 13 in Stockholm, Sweden and attracted a total of 4,600 visitors over the weekend. The event offered the Perry team of real estate professionals an unrivalled opportunity to meet a large and affluent audience of Nordic prospective property investors in search of a property in the sun overseas. Prospective clients visiting the Perry stand ranged from those seeking holiday homes and investment opportunities to those considering permanent residences in Malta.

Perry Estate Agents were represented by a senior management team who were available to assist clients with all aspects of their potential move to Malta and property search. Perry Estate Agents have been established since 1981 and the company has been successfully attending overseas property fairs from its inception forty-five years ago. Perry offers a wide range of real estate services including residential and commercial sales, rentals, property management and valuations. Perry Estate Agent's attendance at such overseas exhibitions is in line with

its overall strategy to offer an unwavering commitment to exceptional customer service to clients who list their property with the company, by getting their property noticed by as wide an audience as possible and generate quality leads.

The company's increased presence overseas shows that vendor's and landlord's aspirations and satisfaction are at the heart of the company's operations at Perry Estate Agents, as the company looks forward to continuing to deliver outstanding service and results. At the same time the Perry team brought to the Nordic market the very best real estate opportunities that the Maltese islands have to offer today. From practical seafront apartments to relaxing modern villas, luxurious penthouses to sprawling rural properties and characterful houses of character lining our traditional village streets, the company's team of professionals were present to provide the Scandinavian market access to the various types of properties on offer in Malta.

Perry's stand promoted the Maltese islands and real estate in Malta with the theme – 'Flytta till Malta – Medelhavets Parla' ('Move to Malta – The Mediterranean pearl'). The Perry team along with its Swedish partners also participated in seminars and gave thorough presentations on life in Malta and the benefits of investing in real estate on the island. The Perry team will be attending several other property exhibitions overseas in the coming months among other important initiatives the company will be taking to continue to promote client's properties to quality markets overseas and to bring its diverse portfolio of properties to the various international markets.



### Team-building trip to Sicily SIGHTS, KARTING, FOOD AND FUN.

On a wonderful Spring day, the Perry team headed to the nearby island of Sicily for an action-packed team-building trip. The morning began with a visit to Syracuse, a stunning city on the southeast coast, where ancient Greek ruins mingle with baroque piazzas and sparkling sea views. The team stopped for breakfast at the charming old town of Ortigia, where we visited the authentic market – a feast of colours, scents and authentic flavours of Sicily.

Next stop in the itinerary was the nearby city of Avola, known for its numerous wide beaches with fine golden sand and shining sea. Here the Perry team visited a motorsports facility – Kartodromo circuit – where they challenged each other to a motor GP tournament with two exciting racing sessions.

Then it was off to a wonderful agriturismo for lunch, immersed in the countryside of Ragusa, bordered by the characteristic dry-stone walls among olive, carob and almond trees, where the team had lunch whilst enjoying splendid views of the rural surroundings and the Mediterranean Sea beyond.

The final stop was the Marina Di Ragusa located by the coast of Sicily, directly opposite the island of Malta. A great time was had by all.



### Perry Estate Agents celebrate the festive season

The festive season is a time for joy and togetherness. On December 6, 2024 the Perry team met for the company's annual Christmas dinner, bringing colleagues together in a celebratory atmosphere, helping to strengthen bonds, spread joy and create lasting memories.

The venue this time was Madliena Lodge, a wonderful restaurant enjoying an enviable location, perched on a hill, surrounded by lush greenery, and overlooking breathtaking sea views in the distance. The restaurant offers fine Mediterranean cuisine in a relaxing atmosphere. With 12 months of hard work and dedication from the Perry real estate team, such events are always very much welcomed as an opportunity to relax and unwind. For almost 45 years the Perry team of professionals have been helping people thrive through real estate.

With a team of professionals dedicated to residential and commercial real estate across the Maltese islands, Perry's property consultants have the expertise to bring your property aspirations to life.

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



# Perry's St Julian's branch celebrates 10th anniversary

Perry Estate Agents has built a strong and trustworthy reputation over the past 40 years – maintaining its focus on exclusive properties while building an experienced team that cares for clients. This investment has earned Perry Estate Agents the reputation of being 'the best name in Malta property'.

This year, the Perry Estate Agents office in St Julian's is celebrating its 10-year anniversary.

Since opening back in 2015, Perry Estate Agents in St Julian's has been specialising in property sales and rentals

in Malta, and can offer access to some of the most exclusive properties on the market with an experienced team, led by Louis Schembri and Fredrick Stivala, who will help you through the buying and renting processes based on your personal requirements.

The team at the St Julian's branch value the culture of referral and long-term relationships with clients, so they will be sure to offer you the very best service.

The St Julian's team can be contacted on [stj@perry.com.mt](mailto:stj@perry.com.mt) or call them today on +356 2131 0088

## ST JULIAN'S BRANCH TEAM



**Louis Schembri**  
Franchise Owner



**Fredrick Stivala**  
Franchise Owner



**Konrad Ferris**  
Senior Sales Consultant



**Romina Martellacci**  
Lettings Consultant



**Nicoleta Moise**  
Secretary and PA



**Helga D'Alessandro**  
Sales Consultant

# History on its walls

A palatial villa in Lija has been sensitively restored to combine modern, luxurious living within a noble 18th century setting.



The Lija Belvedere Tower must be one of the most beautiful roundabouts ever built. Yet it was obviously not originally built as a roundabout – but is a victim to tarmac, which left it stranded in the middle of Transfiguration Avenue. Built in the 19th century, the original context of the tower was not a road, but the beautiful gardens of a nearby villa – indeed, the entrance to the folly is directly in line with access to the garden from the villa.

A little imagination hints at the original grandeur of this Lija villa, when the Belvedere acted a folly in the property's gardens – and when, indeed, the whole of Transfiguration Avenue was part of the grounds of the same palatial villa.

Today, the villa's grounds are a fraction of the original size – and its vast orange groves were fragmented to build smaller villa residences.

And yet, the recently restored villa – which is also scheduled as a Grade 1 national monument – still exudes nobility, history and unique architectural features. Built as a country residence in 1709 by a gentleman who occupied several prestigious posts in the administration of Malta, the villa was architecturally modelled on similar residences in Palermo, Catania and Syracuse in Sicily.



*“A restoration and conservation of the property, while upgrading the infrastructure and services to modern day standards”*

In 2011, the present owner, a direct descendant of the original owners, started a restoration and conservation of the property, while upgrading the infrastructure and services to modern day standards. The restoration was to the highest standards – and was worthy of a Din L-Art Helwa Award for Architectural Heritage in 2015.

That this villa is unique is clear from the very entrance, which, through a barrel vaulted hallway paved in marble, leads to four main rooms: a library and study, a formal sitting room, a dining room and a family living room. The hallway vault and ceilings in three rooms are decorated with painted ceilings. The end of the

hallway opens onto a wide stone terrace with stairs on either side leading to the garden and swimming pool area.

The family living room leads to a newly built annex, incorporating a large modern kitchen, guest toilet, two guest/staff double bedrooms, each with an en-suite shower, and access to the internal yard. The internal yard, which is accessible from the road by a remote controlled roll-up door, also serves as a services entrance and a drive-in parking area for two large cars.



The first floor is accessible through a wide marble staircase or a six-passenger lift. A large landing leads to three double bedrooms, with the main one having a dressing room and a large bathroom with shower. The other two bedrooms have their own shower facilities.

A lobby off the main staircase leads to a laundry room and pantry, while a spiral staircase leads to an intermediate level and the roof.

Adding to the uniqueness of the villa are the garden and basement.

The garden, surrounded by high walls, is formal in nature. The wide pathways were designed on the style of a *jardin a la Francaise*, with a central fountain with original statuary dividing the paths. The open sided tea rooms at the back of the garden provide a quiet place that is also perfect for entertaining. The swimming pool is equipped with Jacuzzi and leads to a sun deck with barbeque area. Underground water cisterns provide enough water for garden irrigation and swimming pool replenishment.

The large basement has the same layout and rooms as the upper floors, including a historically unique 18th century kitchen, with original features such as a functional wood oven and several large stone tables. These rooms have been fully restored with amenities such as a gym, wine cellar and entertainment area, further adding to the perfect marriage of modern living within a historic context.

[View property listing on page 70](#)

# HOTEL COLLECTION

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 DAY  
 SLEEP  
 TRIAL



**30**  
 DAY  
 SLEEP  
 TRIAL



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**30**  
 DAY  
 SLEEP  
 TRIAL

PHOTOS: Shutterstock



# SLIEMA – IT'S ALL HAPPENING HERE

While being a busy urban town, **Sliema** has somehow kept its distinct feel and character.

For such a small island, Malta has a wealth of aspirational addresses. For those seeking quiet and a hint of noble life, a residence in the old capital of Mdina would suit their lifestyle. Others will want to live in a more happening place while being surrounded by history – and here, Valletta ticks all the boxes. Others aspiring to a modern lifestyle within a rural context, then Wardija or Madliena are the right postcode.

But if you want to tick all the boxes, then Sliema has it all.

Once a small fishing village, Sliema quickly developed into a town – and nowadays is one of the most sought after addresses on the island, by tourists wanting to enjoy their holiday in a central yet coastal location and close to the entertainment hub of St Julian's and all attractions; by businesses who want a prestigious address on their letterhead and who want to rub shoulders with other prestigious offices; and by residents who want to invest their savings in an upscale residence.

Sliema is one of the busiest commercial and urban hubs on the island. Nothing beats a spot of shopping in Sliema, as it houses prime shopping malls. And for a quick business lunch or an evening meal with loved ones, the town has some of the top bars and restaurants on the island.

But it is not all hustle and bustle. Because while being a busy urban town, Sliema has somehow kept its distinct feel and character. In fact, Sliema, despite the high-rises and shops, can also be quiet. Towards the centre of town, you can still find



*“Sliema is one of the busiest commercial and urban hubs on the island”*



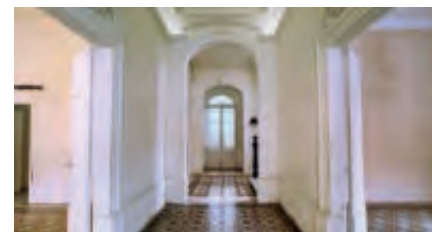
hushed streets lined with houses which have been carefully restored to retain their vernacular.

And as you walk around, you will appreciate the beauty of traditional dwellings and churches, such as the baroque Stella Maris Church. But not only – the recently restored Salesian, which is Sliema’s oldest theatre, is a highlight, with an intimate setting and lovely ornamentation.

And if you really want to stretch your legs, then walk along the Sliema promenade, which extends towards Ta’ Xbiex on one side, and towards Balluta and St Julian’s on the other – it is perfect for a bit of exercise, a leisurely post-prandial walk, or just a spot of people-watching. And when you have run out of promenade, you can stretch your horizons and board a ferry for a spectacular crossing to Valletta.

## Sliema: Highlight properties

Perry Estate Agents represent some very interesting real estate in Sliema.



**Sliema Ref: HC700245 | For sale**  
Period townhouse. More information on page 22.



4 Bedrooms



2 Bathrooms



**Sliema Ref: FA700720 | For sale**  
Apartment. More information on page 42.



3 Bedrooms



2 Bathrooms



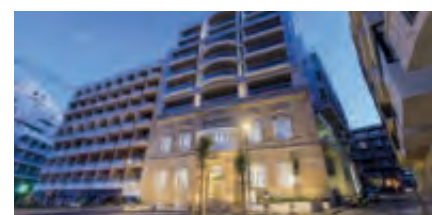
**Sliema Ref: PH700190 | For sale**  
Penthouse. More information on page 52.



3 Bedrooms



2 Bathrooms



**Sliema Ref: OF600138 | For rent**  
Prestigious offices.  
More information on page 80.




Underlying parking facilities available

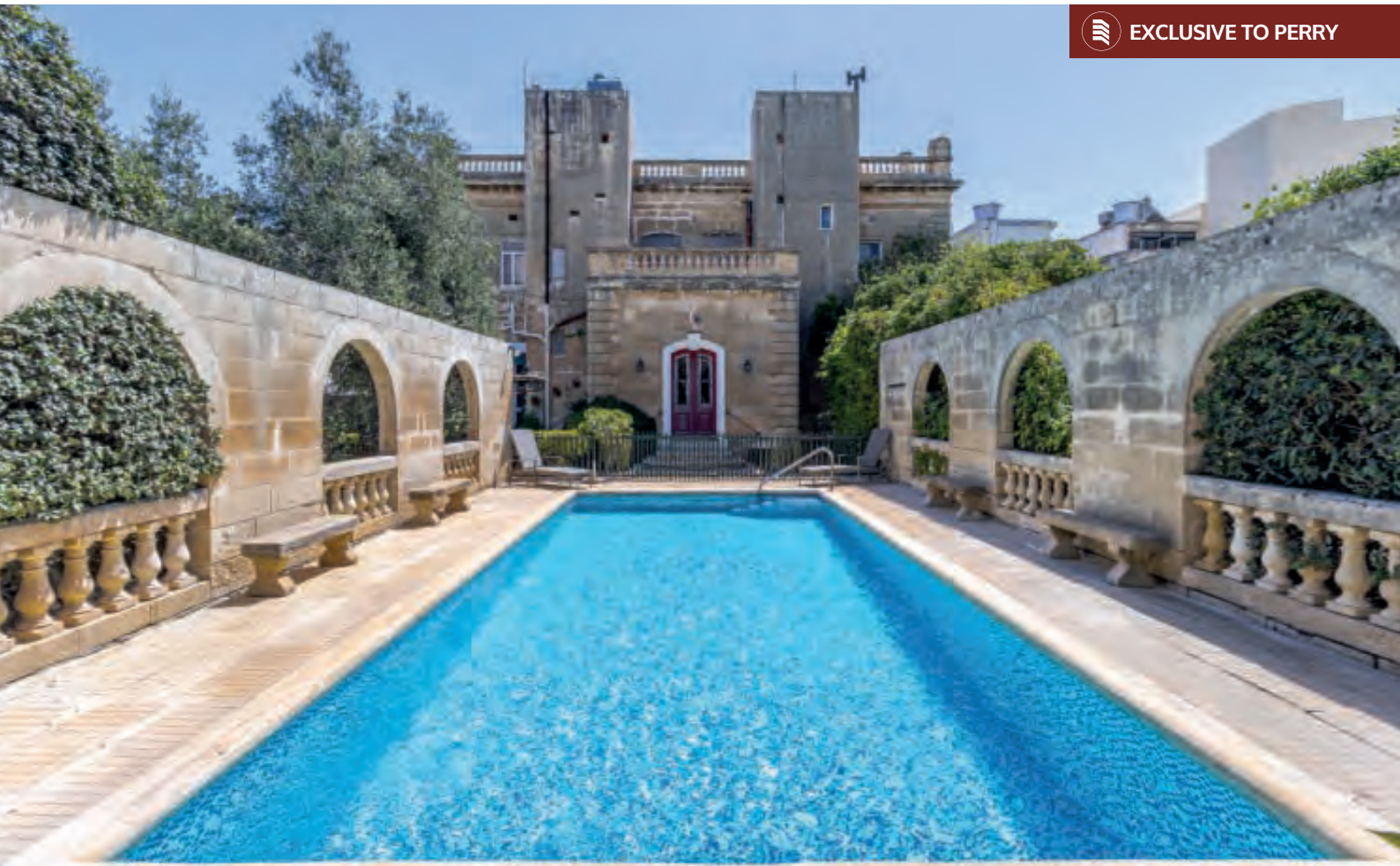


*A rare opportunity to acquire a grand 18th century baroque residence*

**Birkirkara | €2,100,000 | Ref: HC700157**

-   
 5 Bedrooms
-   
 4 Bathrooms
-   
 Garage (1 Capacity)
-  Approx. 600sqm  
 Internal Size
-  Approx. 500sqm  
 External Size
-  Approx. 1,100sqm  
 Total Size

A rare opportunity to acquire this 18th century BAROQUE RESIDENCE, offering generous accommodation spread over two floors and having large high-ceiling rooms with wooden beams and Maltese patterned tiles throughout. Located in the heart of this old residential neighbourhood, accommodation comprises of a welcoming entrance hall looking straight down through a partly covered courtyard and down the garden pathway enjoying 500sqm garden comprising of a variety of citrus trees and ample space for a swimming pool and entertaining area. This property enjoys customization possibilities, having rooms such as a kitchen breakfast, living, dining, sitting areas, guest toilet and a sun-lit conservatory linking both courtyards and front and back accommodation. Master bedroom complete with a dressing room and shower en-suite, three further bedrooms, two bathrooms, a large sitting room with fireplace (piano nobile), a secondary staircase from ground floor to the roof wherefrom one could enjoy unobstructed village views and beyond. A large garage also complements the property. Freehold.



## *Exceptional period residence with private gardens and swimming pool*

**Tarxien | €2,800,000 | Ref: HC700187**



4 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 350sqm  
Internal Size

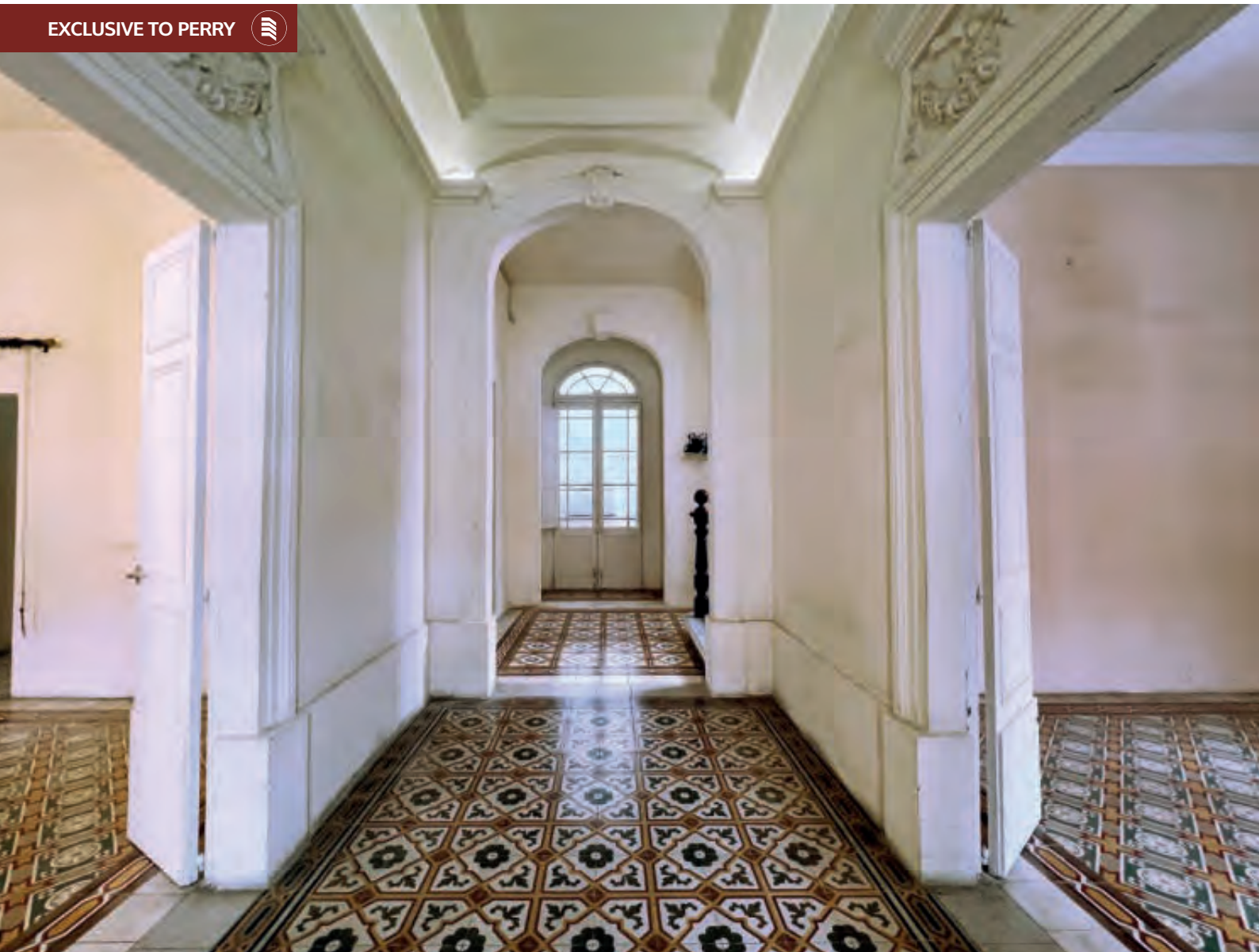


Approx. 1,850sqm  
External Size



Approx. 2,200sqm  
Total Size

Rare to come by, an exceptional 150-year-old FULLY DETACHED PERIOD RESIDENCE situated in the heart of the residential village core. The accommodation comprises a grand entrance hall, featuring high ceilings and a magnificent unsupported central stone staircase ('tar-raġġ'). The ground floor comprises several lateral rooms connected to the large welcoming reception hall, including a sitting room, dining room, kitchen/breakfast room, study, family room with windows on three of its four sides, and guest toilet. Upstairs, well-proportioned rooms include a spectacular 'sala nobile' and four double bedrooms, with the master bedroom boasting its own dressing area and bathroom, and a further bathroom, laundry and a large terrace overlooking the garden. This magnificent home also features a large private, mature walled garden measuring over 2,000sqm, surrounded by a variety of trees and plants, a large swimming pool, and ample outdoor entertainment areas. Additionally, the property includes an interconnecting two-car garage, an underlying cellar, and an unconverted independent three bed roomed annex easily accessible from the street and garden and with its own separate drive-in and entrance. SOLE AGENTS.



*A double fronted townhouse with impressive architectural features*

**Sliema | €1,650,000 | Ref: HC700245**



4 Bedrooms



2 Bathrooms



Approx. 240sqm  
Internal Size



Approx. 50sqm  
External Size



Approx. 290sqm  
Total Size

A rare opportunity to acquire a double fronted TOWNHOUSE built in the early 20th century possessing impressive architectural features from the era. Comprising sitting/dining, family room, kitchen/breakfast, yard, three/four bedrooms, two bathrooms and large laundry room. Foremost residential area.



*A farmhouse in a tranquil setting enjoying over 4,000sqm of land*

**Mġarr | €3,900,000 | Ref: HC600811**



3 Bedrooms



4 Bathrooms



Garage (1 Capacity)



Approx. 4,500sqm  
Total Plot Size

A DETACHED FARMHOUSE set on the outskirts of this ever-growing popular village, set in a tranquil setting surrounded by an area of approx. 4,500sqm, this beautiful home has been carefully designed and built to the highest specification with particular care and attention given to detail where no expense has been spared on quality materials and finishes. The modern decor offers minimalist furnishings whilst retaining some typical Maltese architectural features together with the latest in automation systems, security, air-conditioning, and heating, throughout. Open country views can be enjoyed from most rooms and accommodation is set on three levels, all connected with an elevator comprising an open plan sitting/dining, kitchen/breakfast both opening onto the landscaped gardens, a swimming pool, large hot tub, and leisure areas, three/four bedrooms all with en-suites and one complete with a terrace, family room including a cinema system and kitchenette, study, gym, guest cloakroom, and two large utility rooms that can be transformed into guest bedrooms.

A carport leading to the garage, photovoltaic panels, and a gas system for all heating purposes complete the property.



*A captivating and admirably restored 14th-century house of character*

**Senglea (Isla) | €1,375,000 | Ref: HC600412**



3 Bedrooms



3 Bathrooms



Approx. 200sqm  
Internal Size



Approx. 50sqm  
External Size



Approx. 250sqm  
Total Size

This captivating, admirably restored 14th-century HOUSE OF CHARACTER captures the essence of Malta’s rich history with inspired contemporary urban design. Boasting breathtaking views of Grand Harbour and the majestic walls and fortifications of Valletta and The Three Cities, we present a beautifully restored house of character for the discerning buyer in search of the idyllic Mediterranean lifestyle. Brimming with natural light, sunlight and ventilation, this home delights with form, shape and shadow. AC’s and underfloor heating throughout ensure a perfectly temperature-controlled environment throughout the year. This spacious home comprises a large sitting room, wine cellar, fully fitted and equipped chef’s kitchen, three bedrooms, two en-suite and a guest bathroom. The rooftop sun deck is accessed via a designer, wide tread, timber and iron spiral staircase and comes complete with a kitchenette and private swimming pool. The pool deck presents ever-changing captivating scenery and a bird’s eye view of the many fireworks displays and events abundant in Grand Harbour.





## Siggiewi | €1,750,000 | Ref: HC600729



5 Bedrooms



4 Bathrooms



Approx. 622sqm  
Total Plot Size

This charming, restored family home, set on 622sqm (approximately 400sqm internal, 320sqm external), is ideal for families and entertaining. It features a traditional 'remissa' entrance, four-car driveway, courtyard, and garden with pool. The layout includes a living/dining area, fitted kitchen, four bedrooms (main with en-suite), bathroom, and washroom. A separate one-two bedroom flatlet is also included, ideal as a study or games room, completing this exceptional property.



## Senglea (Isla) | €890,000 | Ref: HC600700



3 Bedrooms



2 Bathrooms



Approx. 150sqm  
Internal Size



Approx. 50sqm  
External Size



Approx. 200sqm  
Total Size

This rare seafront property in historic Senglea, part of Malta's sought-after 'Three Cities', offers a unique investment opportunity. Set on two floors, it includes a welcoming hallway, a fitted kitchen, sitting/dining area with sea views, and two spacious bedrooms. Plans allow for remodelling, including an elevator, a receded master suite with en-suite, and a rooftop pool. With stunning views and rich history, this exclusive listing is a must-see.



### Lija | €6,500,000 | Ref: HC600586



5 Bedrooms



4 Bathrooms



Car Port (7 Capacity)



Approx. 2,330sqm  
Total Size

This magnificent detached HOUSE OF CHARACTER, surrounded by gardens and high walls, has been meticulously renovated to high standards, including underfloor heating. The home features a grand entrance hall, study, dining, living, and a kitchen/breakfast area leading to landscaped gardens with a pool, BBQ, and entertainment spaces. With five bedrooms, a 140sqm great hall, a seven-car carport, and a one-bedroom annex by the orchard, this property offers exceptional comfort and charm.



### Valletta | €2,800,000 | Ref: HC500256



5 Bedrooms



3 Bathrooms



Approx. 593sqm  
Total Size

This beautifully converted PALAZZINO in Valletta, built in 1617, combines historic charm with modern comfort. Located near Lower Barrakka Gardens, it features a welcoming hall leading to a bright courtyard surrounded by versatile rooms. The first floor includes two bedrooms and a shower room, while the second boasts a grand sala nobile, a modern kitchen, and a master suite. A top-floor studio opens to terraces with stunning views of the Three Cities.



### Mosta | €1,190,000 | Ref: HC700240



4 Bedrooms



4 Bathrooms



Parking Space (2 Reserved)



Approx. 377sqm  
Total Size

Located in a central and sought-after residential area, this charming HOUSE OF CHARACTER combines traditional charm with modern functionality. It features a remissa entrance hall, kitchen, dining, and living areas overlooking a courtyard with a pool, BBQ, and entertaining space. Upstairs are four double bedrooms with en-suites, terraces, a main bathroom, and laundry. Additional amenities include a games room, storage, two parking spaces, and a spacious roof. A must-see property.



 EXCLUSIVE TO PERRY

### Floriana | €2,500,000 | Ref: HC700254



4 Bedrooms



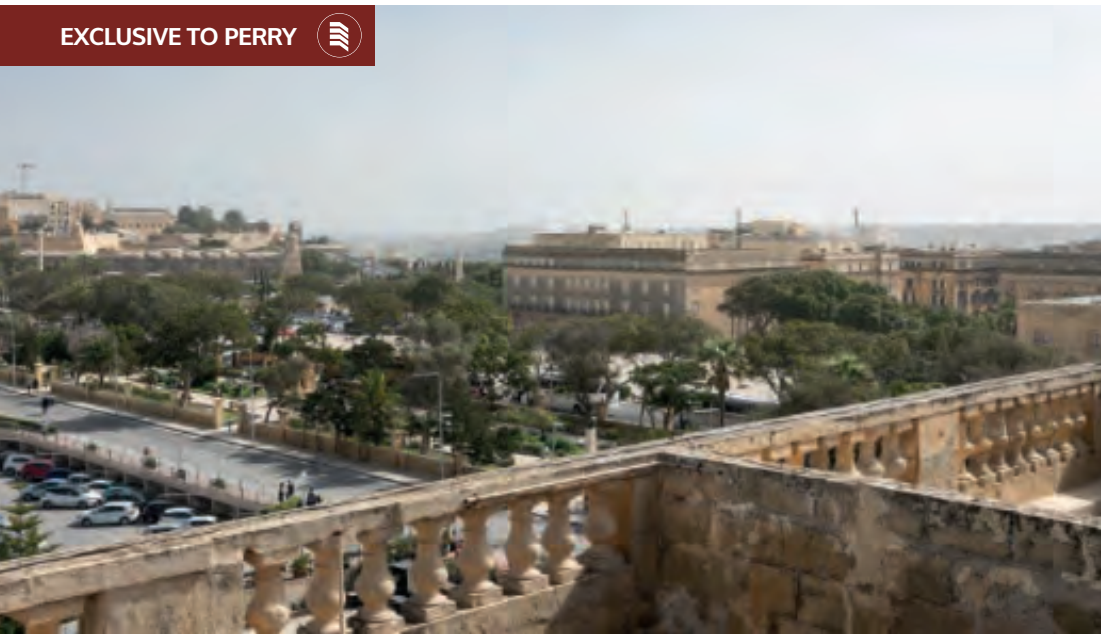
4 Bathrooms



Approx. 300sqm  
Total Size

Rare seafront TOWNHOUSE facing Grand Harbour, offering spectacular views of the Three Cities and the open sea. This 110sqm property features spacious rooms, a large central courtyard, traditional Maltese floor tiles, a wooden balcony, and vaulted ceilings. Accommodation includes a grand hallway, four bedrooms, four bathrooms, kitchen/breakfast room, dining room, living room, sala nobile, roof terrace, and large basement. Freehold.

EXCLUSIVE TO PERRY



### Floriana | €660,000 | Ref: HC700216



2 Bedrooms



2 Bathrooms



Approx. 240sqm  
Internal Size

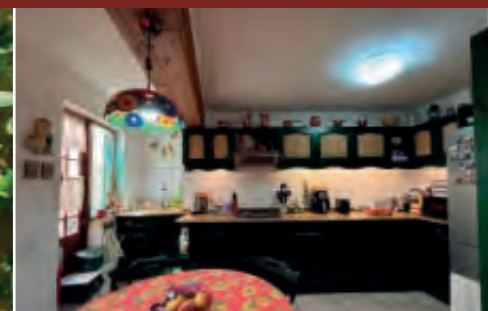


Approx. 80sqm  
External Size



Approx. 320sqm  
Total Size

Wonderful TOWNHOUSE overlooking the Floriana Mall gardens. This stylish property is perfectly situated in a great position and up and running as a very successful Airbnb business with MTA licence. The townhouse consists of two bedrooms with its own entrance, en-suite bathroom, kitchenette and balcony overlooking the view. The property is over three floors, with a spacious basement (80sqm), first floor and second floor, plus a roof area and lovely rooftop terrace with views.



### Siggiewi | €650,000 | Ref: HC700202



2 Bedrooms



3 Bathrooms



Approx. 180sqm  
Internal Size

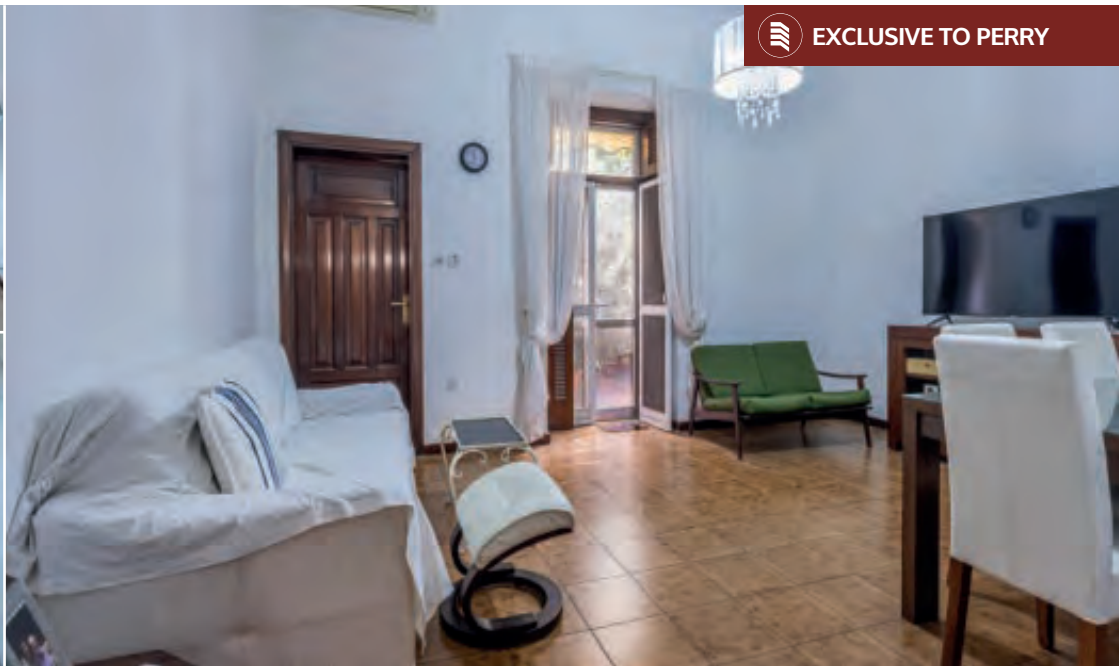


Approx. 80sqm  
External Size



Approx. 260sqm  
Total Size

The charming 400-year-old HOUSE OF CHARACTER in Siggiewi boasts authentic features like a well, exposed beams, and stonework. It offers a spacious layout with a garden, multiple bedrooms, and bathrooms. The property has potential for expansion and is a prime example of traditional Maltese architecture. Viewing is recommended to appreciate its character. Optional garage is available. Freehold.


 EXCLUSIVE TO PERRY

### Sliema | €795,000 | Ref: HC700261



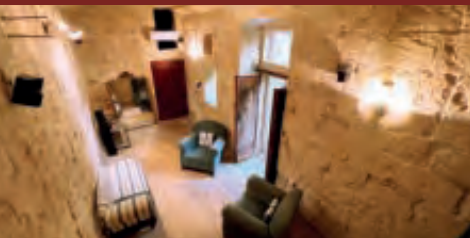
3 Bedrooms



2 Bathrooms

Approx. 184sqm  
Internal SizeApprox. 14sqm  
External SizeApprox. 198sqm  
Total Size

A delightful, traditional TOWNHOUSE set on one of the most picturesque streets in this town, just off the seafront having lots of charm and character enjoying spacious accommodation throughout. Comprising hall, sitting/dining, fitted kitchen, living room, guest toilet, three bedrooms, main bathroom, laundry, back yard and a large roof terrace ideal for entertaining. SOLE AGENTS.



### Birkirkara | €795,000 | Ref: HC700193



4 Bedrooms



3 Bathrooms

Approx. 195sqm  
Total Size

Located in the heart of this charming village, in a picturesque alley, this beautifully converted HOUSE OF CHARACTER (circa 400 years old) boasts a wealth of original features. These include a bell-shaped water well, numerous exposed timber beams and doors, niches, arches, and stunning stonework throughout. The accommodation features an entrance area that opens to a spacious central courtyard.

It includes a fully fitted kitchen with a breakfast area that leads to the pool area and garden, and a large sitting/dining room that opens onto the courtyard adorned with many attractive plants and trees. Upstairs, there are two double bedrooms, each with an en-suite bathroom, and a balcony. Additionally, the property offers two more single bedrooms accessible from the courtyard, ideal for guests, a bathroom, and a basement-level cellar providing extra storage space, perfect for wine collectors. This property is a superb example of a traditional Maltese house. Viewing is essential to appreciate its character.

**Gharghur**

Ref: HC700096 | €1,275,000

This charming house in Gharghur village features a triple-fronted façade with a garage. It features a large entrance hall with a retractable skylight, a large living room with a fireplace, a fully equipped kitchen/breakfast room, and a separate dining room. The property has three large double bedrooms, each with an en-suite, and a terrace with a roof garden, BBQ area, and Jacuzzi. A one-car garage is also included.



**Balzan**

Ref: HC600802 | €2,500,000

A unique and prestigious double-fronted HOUSE OF CHARACTER/TOWNHOUSE in Balzan's village core (UCA). Lovingly restored and maintained by the current owners for 37 years, it boasts a large, manicured garden with a tool shed, gazebo, mature fruit trees, well, nine-vault reservoir, and carport. The house features a spacious layout with traditional elements, four bedrooms, multiple living areas, and terraces. Additional flatlet/two bachelor pads included. Freehold. Total plot: 700sqm.

**Sliema**

Ref: HC700244 | €945,000

Beautifully located in the heart of Sliema, this renovated TOWNHOUSE is a short stroll from the seafront, beaches, and shopping centre. It features an elegant entrance hall, spacious sitting and kitchen/dining area opening to a charming courtyard, and three double bedrooms. The master suite includes a walk-in wardrobe and en-suite shower. With a roof terrace, approved building permits for extensions, and high-quality furnishings, viewing is highly recommended.



**Birkirkara**

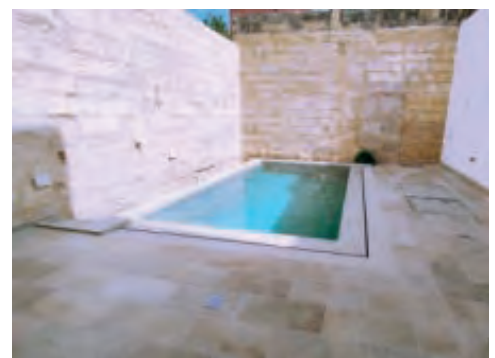
Ref: HC700228 | €650,000

Nestled in the heart of Birkirkara, this charming TOWNHOUSE blends modern design with authentic Maltese stone features. The spacious vaulted entrance hall leads to a traditional cellar. The first floor has two large bedrooms and two stylish bathrooms, including a main bedroom with a walk-in wardrobe. The top level features an open-plan kitchen, lounge, and dining area that opens onto a front terrace, perfect for al fresco dining and entertaining.

**Mosta**

Ref: HC700222 | €1,395,000

In the heart of Mosta, this renovated TOWNHOUSE within the UCA scheme is near all amenities. It features an entrance hall, bright open-plan kitchen/living/dining area overlooking a private infinity pool, and guest bathroom. The first floor has four bedrooms and a main bathroom, with the master bedroom having an en-suite. The top floor includes a washroom with Mosta Dome views and two terraces. Additional features: large garage, underfloor heating, five ACs, and solar panel prep. Freehold. Viewing recommended.



**Birkirkara****Ref: HC700223 | €1,600,000**

A well-converted HOUSE OF CHARACTER set in the centre of this bustling village in the vicinity of the church having lots of features such as a manger, stone spiral staircase, restored Maltese balcony and much more, enjoying a car port that can take three cars which is highly appreciated in this area. Comprising hall, mill room used as a sitting/dining, kitchen/breakfast, living, study, guest toilet, three bedrooms (main with walk-in wardrobe and bathroom en-suite), main bathroom, laundry, mature garden and swimming pool.

**Tarxien****Ref: HC700220 | €545,000**

An impeccably refurbished HOUSE OF CHARACTER in the village core, near historic landmarks. This period townhouse features a grand entrance hall, sitting room with high vaulted ceilings, fully equipped kitchen/breakfast room opening onto a central courtyard, and a cellar. Upstairs are two bedrooms, a beautiful bathroom, and a spacious landing. Modern amenities include new apertures, marble flooring, and a traditional Maltese balcony. Potential for roof extension. Freehold. Viewing highly recommended!

**Gharghur****Ref: HC700212 | €690,000**

Wonderful converted three-bedroom house of character in Gharghur's village core, close to all amenities. Located in a quiet cul-de-sac within the UCA area, it features a hallway, spacious living room with arches, kitchen/dining, and guest bathroom. A spacious courtyard with a well and external staircase leads upstairs to a master bedroom, two spare bedrooms, and a main bathroom. Includes a roof washroom, partly furnished, freehold, with a rented garage nearby.

**Żebbuġ****Ref: HC700073 | €1,250,000**

Introducing this beautiful HOUSE OF CHARACTER in the heart of Żebbuġ, minutes from local cafes. This home features a 90sqm open-plan kitchen, dining, and living area with a large sliding door, internal yard, swimming pool, BBQ area, and shower room. The first floor has three double bedrooms, two with en-suites, and the master with a walk-in wardrobe and terrace. Additional features include a large roof washroom, a three-room war shelter, a garage, 12 solar panels, and an alarm system. Freehold.

**Ibraq****Ref: HC700044 | €2,400,000**

Located on the outskirts of Ibraq, this charming semi-detached HOUSE OF CHARACTER offers four-car parking, a large pool, deck, and garden. The residence includes an entrance hall, kitchen/breakfast area, spacious lounge/dining leading to a courtyard, and an adjacent studio with independent access. Upstairs are four double bedrooms with country views, en-suites, and two walk-in wardrobes. A poolside open-plan area suits a gym or games room. A must-see property!






*Luxurious penthouse with impressive private roof terrace*


**Fort Cambridge | €1,950,000 | Ref: PH700170**


 3 Bedrooms

 2 Bathrooms

 Garage (2 Capacity)

 Approx. 164sqm  
Internal Size

 Approx. 184sqm  
External Size

 Approx. 348sqm  
Total Size

A luxurious PENTHOUSE with an impressive private roof terrace situated at this leading lifestyle development – Fort Cambridge – a special designated area (SDA) in the beating heart of the sought-after bustling town of Sliema and within walking distance to all the best amenities. Bright accommodation comprises an entrance hall, fantastic open plan lounge/dining area leading onto a most spectacular seafront terrace benefiting from unobstructed views of the Mediterranean Sea, fully fitted and equipped kitchen, guest toilet, laundry and three double bedrooms (main with en-suite) all south facing and having breathtaking Valletta views. This unique property also benefits from a most unusual private and sizeable roof terrace with easy access enjoying views of the 16th century city of Valletta and the open sea. Completing this great property is an underlying two-car lock-up garage. Fort Cambridge was planned strictly as a pedestrianised car-free residential development with five levels of underground parking beneath the entire site and a large outdoor resident-only swimming pool and an impressive 200sqm gym/fitness centre.





## *An outstanding apartment at the prestigious Portomaso Laguna*

**Portomaso | €2,890,000 | Ref: FA701071**



3 Bedrooms



3 Bathrooms



Garage (1 Car Space)



Approx. 362sqm  
Total Size

An outstanding APARTMENT in the prestigious Portomaso Laguna, Malta's most exclusive residential complex, situated in St Julian's on a superficial site area of 7,300sqm, this low-lying gated community offers direct access to a unique swimmable lagoon from the apartment. This property features an impressive open-plan kitchen/sitting/dining room that leads to a sizeable sun terrace overlooking the lagoon and yacht marina. The development's central lagoon includes three artificial islands and Mediterranean trees, creating a tranquil space for relaxation. The apartment has three double bedrooms, each with en-suite bathrooms. The master bedroom boasts two walk-in wardrobes. Additional features include two large storage/laundry rooms, a guest lavatory, and a private parking space. Each bedroom has direct lagoon access, making this a prime investment opportunity. According to the architects, the goal was to "connect humans with nature, allowing enjoyment of the sun, water, and fresh air while swimming, socialising, or relaxing on the terrace".

EXCLUSIVE TO PERRY



*An exceptional property within this award-winning development*

**Portomaso | €2,700,000 | Ref: FA700314**



3 Bedrooms



3 Bathrooms



Garage (1 Car Space)



Approx. 215sqm  
Internal Size



Approx. 42sqm  
External Size









Approx. 258sqm  
Total Size

An exceptional and extravagant furnished SEAFRONT APARTMENT within this prestigious award-winning development, situated in the heart of St Julian's enjoying unobstructed views of the Laguna, Portomaso Marina and sea. Included are many facilities such as 24-hr security service, the Hilton beach resort, a fitness club and many great restaurants. Accommodation comprises of entrance hall, open plan state of the art fully fitted and equipped kitchen/living/double heightened dining leading onto a private terrace ideal for entertaining. Three double bedrooms two of them being en-suite, family bathroom, large laundry room and a study. This property is fully air-conditioned and is being sold fully furnished. Also included is an underlying one car space accessed by lift.

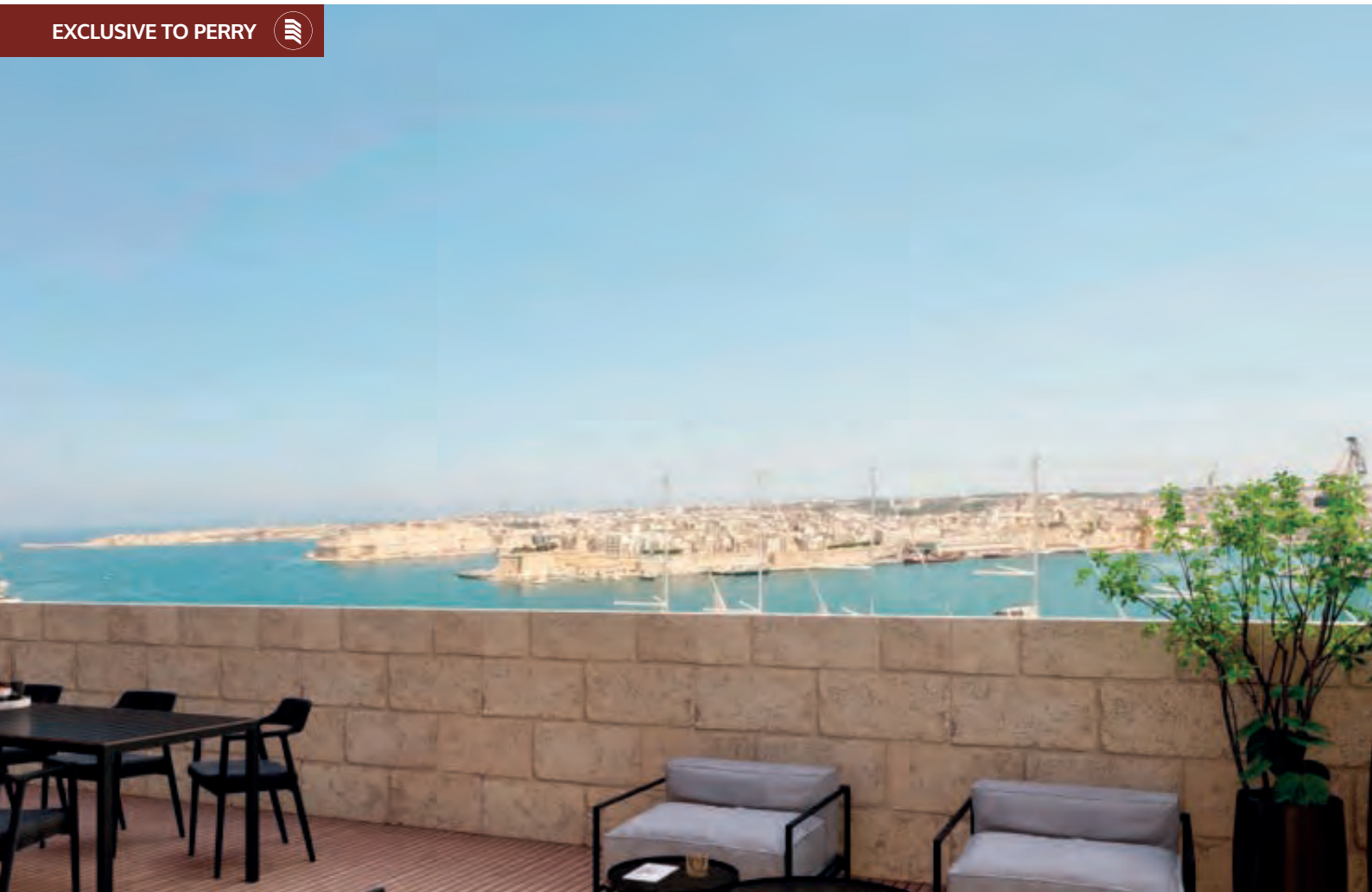


## *Delightful duplex apartment with a private swimming pool*

**Portomaso | €4,700,000 | Ref: DA700017**

 5 Bedrooms | 
  2 Bathrooms | 
  Garage (2 Car Spaces) | 
  Approx. 450sqm Internal Size | 
  Approx. 100sqm External Size | 
  Approx. 500sqm Total Size

We are proud to offer this most delightful DUPLEX APARTMENT with a private swimming pool and benefiting from breathtaking views of the Mediterranean Sea. This larger-than-usual residence spans an impressive space of around 550sqm (approximately 450sqm internal and 100sqm external) and is located at the extraordinary Portomaso Marina which stands as Malta's premier luxury yachting destination, uniquely offering a comprehensive array of high-end residences, retail establishments, gourmet dining and bespoke leisure experiences. The property is spread over two floors, above one finds a fantastic open plan living/sitting/swimming/dining area overlooking the private swimming pool with a sizeable deck area and taking in the impressive marina and sea views. Also on this level is the master bedroom with en-suite bathroom and a further bedroom. Down a beautiful staircase one finds another large open-plan area which can be versatile and used as an office. Also includes a games room, guest accommodation and more. At this level is a further fully fitted kitchen and three further bedrooms. The property also includes two underlying parking spaces.



*Inspiring business opportunity to acquire a prestigious building*

**Floriana | €3,750,000 | Ref: PR600097**



Apartment sizes range from 60sqm to 229sqm

We are delighted to present an inspiring business opportunity: acquire a prestigious residential building with approved development plans. This elegant, historic property offers investors the chance to restore it to its former glory, providing premium accommodation in one of Malta’s most sought-after locations. The building is within walking distance of iconic landmarks such as The Auberge de Castille, the president’s palace, Renzo Piano’s parliament building, and Valletta’s vibrant cultural and entertainment scene. Situated in a quiet cul-de-sac, it boasts stunning Harbour views and tranquillity. Close to all amenities, leading restaurants, bars, and hotels, the property also benefits from the serene, landscaped gardens of this gentrified town, part of a UNESCO World Heritage site. Sold with permits for six unique residences, including an exclusive duplex penthouse with spectacular views of the harbour and the three cities.

Inquire at Perry offices for more information and to inspect approved plans.



## *Sublime penthouse on the sought-after St Julian's seafront*

**St Julian's | Price on request | Ref: PH700017**



3 Bedrooms



3 Bathrooms



Garage (1 Car Space)



Approx. 250sqm  
Total Size

The Perry team are proud to present this outstanding PENTHOUSE in the sought-after seafront, in the heart of St Julian's. The luxurious interior design pays great attention to detail while maintaining a soft personal touch throughout. This stunning property offers over 250sqm of living space and the main accommodation is spread on one level, however, this unique residence also benefits from an unparalleled private roof terrace with breathtaking and panoramic views, ideal for entertaining. The two private lifts open into an impressive entrance which leads into the open plan living, dining, kitchen/breakfast and family area overlooking the sea and picturesque Balluta Bay with a great front terrace ideal for al fresco dining. Further complementing this property are three double bedrooms, two with en-suite bathrooms, also leading onto a sizeable private terrace and a family bathroom, washroom and study area. The property also benefits from an underlying parking space and is finished to the highest specifications including marble flooring and bathrooms throughout, high-end furniture all included and more.



*Luxurious penthouse benefitting from spectacular views*

**St Julian's | €3,500,000 | Ref: PH700217**



3 Bedrooms



2 Bathrooms



Garage (3 Car Spaces)



Approx. 290sqm  
Total Size

A unique SEAFRONT PENTHOUSE in this superb location. This luxury penthouse boasts spectacular sea views due to its unique position. It has superior direct, stunning sea views of the open sea, St Julian's Bay, and Spinola Bay from two separate levels of outdoor terraces. This is a rare opportunity for the discerning buyer, as this Penthouse offers the very best St Julian's seafront views. An absolutely beautiful penthouse, it is very well finished in a classic contemporary style. It comprises a welcoming hallway and an open plan area of 112sqm, incorporating an elevated fully equipped kitchen with quality appliances, two sitting rooms, and two dining rooms, which all overlook and open up onto a spacious seafront terrace of 40sqm. From this terrace, one can access an additional rooftop terrace of 290sqm, which includes a swimming pool and is perfect for outdoor entertaining, a well-designed space with a triple frontage sea view. The penthouse is fully airconditioned and in impeccable condition, ready to move into. It has a separate reception room with a lovely skylight feature, a separate living room with access to its own terrace of 10sqm, three double bedrooms all with balconies, the master bedroom with en-suite bathroom, a laundry room and three interconnecting car spaces with a large storeroom/boxroom at basement level. This penthouse includes ownership of 290sqm of airspace. SOLE AGENTS.



### Tigné Point | €1,750,000 | Ref: FA502126



3 Bedrooms



2 Bathrooms



Garage (1 Car Space)



Approx. 204sqm  
Total Size

Beautifully furnished APARTMENT taking in stunning views of Valletta, Manoel Island and the open sea from its spacious front terrace. Forming part of this exclusive residence, accommodation comprises of a hall, living/dining room, bright kitchen/breakfast leading into a spacious front terrace, main bathroom, guest toilet, laundry room, utility room, and a back terrace overlooking Tigné Point main square. Included with this apartment is a one-car garage space. Also available is an optional one-car lock-up garage.



 EXCLUSIVE TO PERRY

### St Angelo Mansions | €1,250,000 | Ref: FA700188



3 Bedrooms



2 Bathrooms



Garage (1 Car Space)



Approx. 140sqm  
Internal Size



Approx. 5sqm  
External Size



Approx. 145sqm  
Total Size

A unique SEAFRONT APARTMENT located within Grand Harbour and enjoying scenic views of Kalkara Creek and Valletta bastions. With a frontage of approximately 7.50 metres, upon entrance one is captivated by the amazing views and the apartment consists of a combined living and dining area leading onto a terrace, kitchen, main bathroom, three double bedrooms main with en-suite and walk-in wardrobe. The apartment is offered furnished, complete with air-conditioning units in all rooms and further complemented with a one car space.



**Gżira | €650,000 | Ref: FA700715**



3 Bedrooms



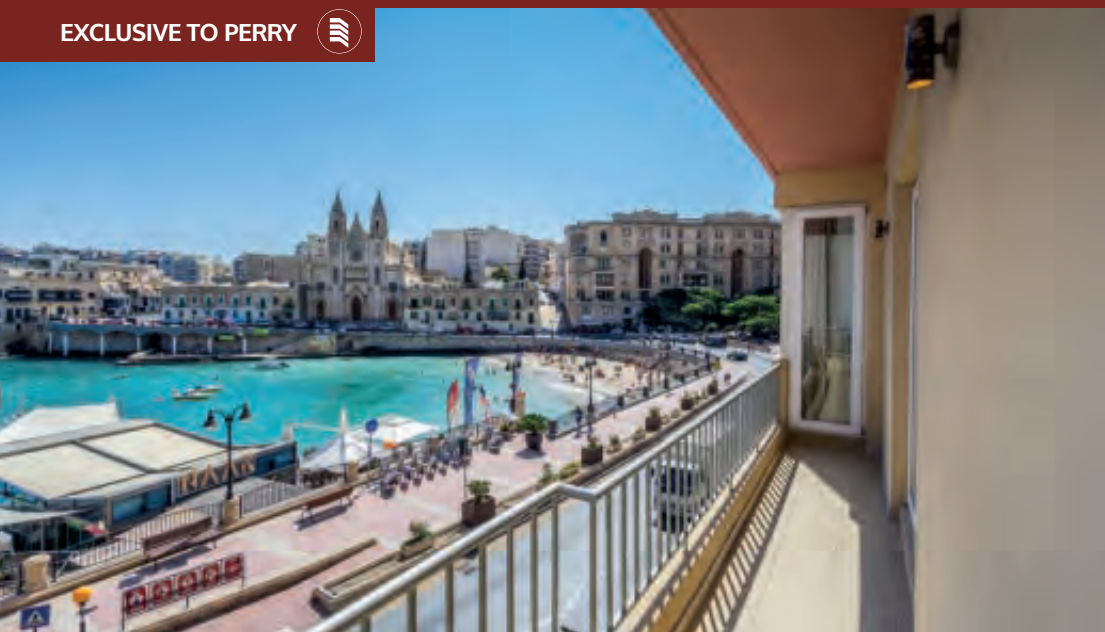
2 Bathrooms



Approx. 110sqm  
Total Size

A unique 'SEAFRONT RESIDENCE' in an enviable elevated position with spectacular panoramic views of the Tower Road promenade. Comprising welcoming entrance, hallway leading to a drawing room with a fireplace, a formal dining room, true chef's kitchen, three bedrooms, all having en-suite bathrooms, IT room and complete with an intelligent system that incorporates AC, underfloor heating, a BOSE surround sound system throughout the apartment, automated curtains, intelligent lighting and lighting moods, CCTV and alarms, and more.

EXCLUSIVE TO PERRY



**St Julian's | €1,050,000 | Ref: FA501028**



3 Bedrooms



3 Bathrooms



Approx. 195sqm  
Internal Size



Approx. 15sqm  
External Size



Approx. 210sqm  
Total Size

A one-off, corner, SEAFRONT APARTMENT enjoying beautiful sea and Balluta Bay views. This highly finished and furnished apartment comes in the form of a hall, living room and dining room both leading onto an L-shaped terrace, a separate kitchen, three double bedrooms (two en-suite facilities and a walk-in wardrobe in the main bedroom), a spacious internal laundry room (or 4th bedroom), main bathroom, guest toilet, boxroom and a back balcony. SOLE AGENTS.





**Sliema | €860,000 | Ref: FA701065**



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 120sqm  
Total Size

Spacious three-bedroom APARTMENT in Sliema featuring an open-plan kitchen, living, and dining area, with two front balconies offering side sea views and a third balcony at the back of one of the bedrooms. The property includes two bathrooms, with the main bedroom offering an en-suite. Ideally located near Malta's top shopping complex, as well as numerous restaurants, cafés, hotels, and beach clubs. One car parking space interconnecting with the block is included in the price.



**Sliema | €925,000 | Ref: FA700238**



3 Bedrooms



2 Bathrooms



Approx. 125sqm  
Internal Size



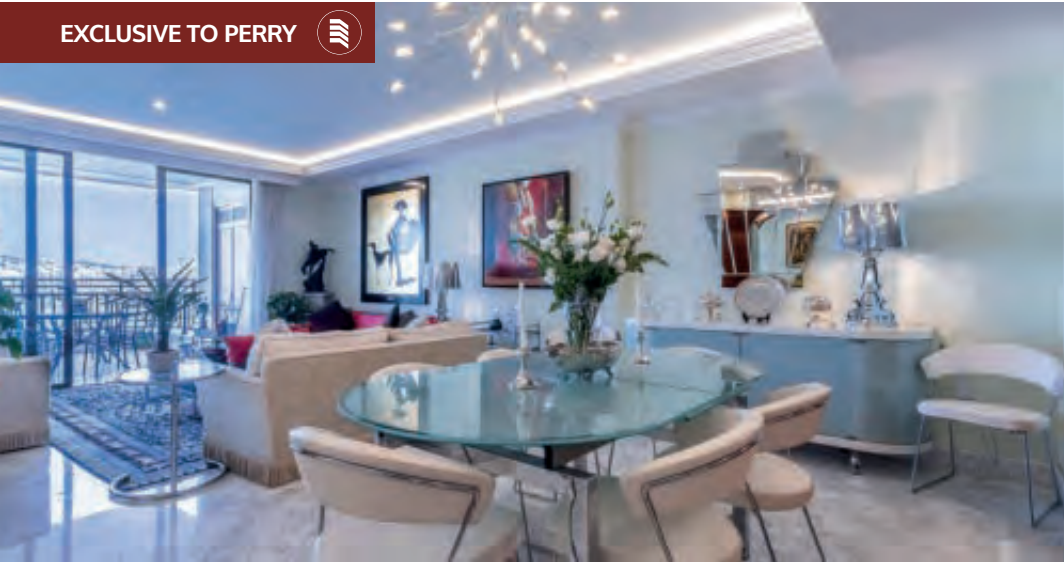
Approx. 16sqm  
External Size



Approx. 141sqm  
Total Size

Set in the heart of Sliema, amidst cafés, restaurants and shops, one finds this lovely corner SEAFRONT APARTMENT with amazing sea views of the marina and the town beneath. The property consists of a spacious living/dining room with frontal views of the sea, a separate kitchen/breakfast room with side views of the sea, three bedrooms and one bathroom. This property is highly recommended due to its prestigious location and because it is a corner apartment filled with light.

EXCLUSIVE TO PERRY



### Sliema | €2,150,000 | Ref: FA700720



3 Bedrooms



2 Bathrooms



Garage (2 Car Spaces)



Approx. 300sqm  
Total Size

New on the market. A luxury 300sqm SEAFRONT APARTMENT situated in one of Malta's most sought-after and privileged residential addresses. Walking distance to beaches, parks, eateries and all amenities with a great unique environment. This bright and very spacious property consists of a welcoming hall, open plan but segregated kitchen/dining/sitting and living area leading to a beautiful front terrace ideal for entertaining, enjoying breathtaking sea views. Further accommodation consists of four bedrooms, master with walk-in wardrobe and bathroom en-suite enjoying bath and shower and two back balconies, first guest bedroom enjoying walk-in wardrobe and en-suite bathroom and two further bedrooms and bathroom. Property is fully air-conditioned. Property also includes two underlying car spaces at street level.



### Tigné Point | €800,000 | Ref: FA602662



1 Bedroom



2 Bathrooms



Approx. 61sqm  
Internal Size



Approx. 15sqm  
External Size



Approx. 76sqm  
Total Size

Introducing exquisite one-bedroom apartments on the water's edge with stunning sea views and abundant natural light. Each 76sqm unit features a stylish open-plan kitchen/living/dining area, a spacious seafront terrace, storage room, guest toilet, and a double bedroom with walk-in wardrobe and en-suite. Fully furnished to high standards, optional parking available. Part of a premier lifestyle development with amenities, including a communal pool.

### St Angelo Mansions

Ref: FA701001 | €950,000

A delightful 4th-floor SEAFRONT APARTMENT offering stunning panoramic views of the yacht marina, Fort St Angelo, and beyond. Set in a unique, car-free, and historical location, it is within walking distance to charming cafés and restaurants. Accommodation comprises a welcoming hall, a spacious sitting/dining area, a fitted kitchen, both opening onto a balcony, three bedrooms, the master with an en-suite shower, a main bathroom, a laundry room, and a private car space in the underlying garage.



### Tigné Point

Ref: FA700977 | €2,950,000

An immaculate SEAFRONT APARTMENT with dramatic Mediterranean views, located in one of Malta's award-winning lifestyle developments. This luxurious residence features a high-quality finish, an open plan lounge/kitchen/dining area leading to a spacious 130sqm wrap-around terrace with a Jacuzzi. It includes three double bedrooms, the master with a walk-in wardrobe and en-suite, a main bathroom, a utility room, and two car spaces. Ideal for enjoying a calm, pedestrian-friendly environment with communal amenities.

### St Julian's

Ref: PH700180 | €2,450,000

This fully furnished PENTHOUSE in St Julian's features a welcoming entrance that leads into a bright, open-plan kitchen, dining, and living area. It includes two bedrooms, with the master offering an en-suite, as well as a modern main bathroom. A spacious terrace with stunning views completes the home, ideal for outdoor relaxation. Conveniently located near local amenities, this penthouse is perfect for those seeking comfort and style.



### Sliema

Ref: FA700226 | €1,300,000

A superb one-of-a-kind, seafront APARTMENT situated in an extremely smart block and enjoying panoramic sea views. Positioned on a prominent corner of this highly regarded location, this remarkable property comprises an entrance hall leading onto a large sitting/dining area with large bay windows and an open balcony, kitchen/b'fast room with pantry, three double bedrooms (main with an en-suite), one single bedroom, bathroom, boxroom and storage spaces. Included are two, adjacent, car spaces within the same block.

### Sliema

Ref: FA701061 | €985,000

Discover this stunning Sliema APARTMENT with spectacular sea views. The open-plan kitchen, sitting, and dining area boasts an airy balcony and a large bay window, ideal for enjoying the beautiful sea views. It offers three spacious bedrooms, including a main with an en-suite, plus a second bathroom and a convenient laundry room. Located close to all amenities, it is just steps away from the scenic promenade for lovely seaside walks.



**St Julian's**

Ref: FA700874 | €1,100,000

Tastefully furnished seafront APARTMENT situated on one of the best roads in this area and located on the fifth floor taking in spectacular open sea views, the lovely Balluta Bay and beyond from its front balcony. Bright spacious accommodation comprises of sitting/dining room, living room, separate fully fitted and equipped kitchen/breakfast, two bedrooms, twin bedroom and two main bathrooms (one with shower and one with bath). Property is fully air-conditioned and fully equipped.



**Sliema**

Ref: PH700021 | €770,000

Luxury, bright and airy PENTHOUSE, boasting a total footprint of approx. 180sqm, located only seconds away from the Sliema promenade, café, restaurant, shopping malls, bars, etc. This highly finished bright unit comprises a generous open plan layout, a dining/living leading onto a good-sized terrace with space for entertaining, a fully equipped kitchen/breakfast room, three double bedrooms, two bathrooms (main en-suite) and also a back terrace. Complementing this property is an interconnecting one-car lock-up garage.

**Sliema (Qui si sana)**

Ref: PH700219 | €1,550,000

Stunning beachfront corner PENTHOUSE in Sliema, offering natural light and indulgent living. The spacious terrace boasts views of Fort Cambridge, the grand harbour, and the open sea. Features include a bright lounge, private dining, kitchen, guest toilet, main bathroom, and two double bedrooms with en-suites and wardrobes. The master bedroom enjoys sea views and terrace access. Includes an underlying garage with lift access, near swim spots, shops, and restaurants.



**Ta' Xbiex**

Ref: FA700584 | €3,250,000

Superbly located on the prestigious Ta' Xbiex seafront, this high-floor APARTMENT offers stunning yacht marina views and is minutes from Sliema and Valletta. It features a contemporary open-plan sitting/kitchen/dining area with top-end appliances, leading to a spacious terrace. The accommodation includes three double bedrooms (two with en-suites, the main with a large walk-in wardrobe), a second sitting room, and two car spaces.

**Sliema**

Ref: FA700150 | Price on request

This unique SEAFRONT RESIDENCE offers panoramic views of the Tower Road promenade and the Mediterranean Sea from its private terrace and balconies. Occupying an entire floor, this bespoke property has been converted to a sublime standard. The accommodation includes a formal drawing room, dining room, chef's kitchen with Miele appliances, and three bedrooms, each with an en-suite marble bathroom. Featuring state-of-the-art technology, including intelligent systems.





*An exclusive opportunity to acquire an impressive country residence*

**Wardija | Price on request | Ref: DV600236**



5 Bedrooms



5 Bathrooms



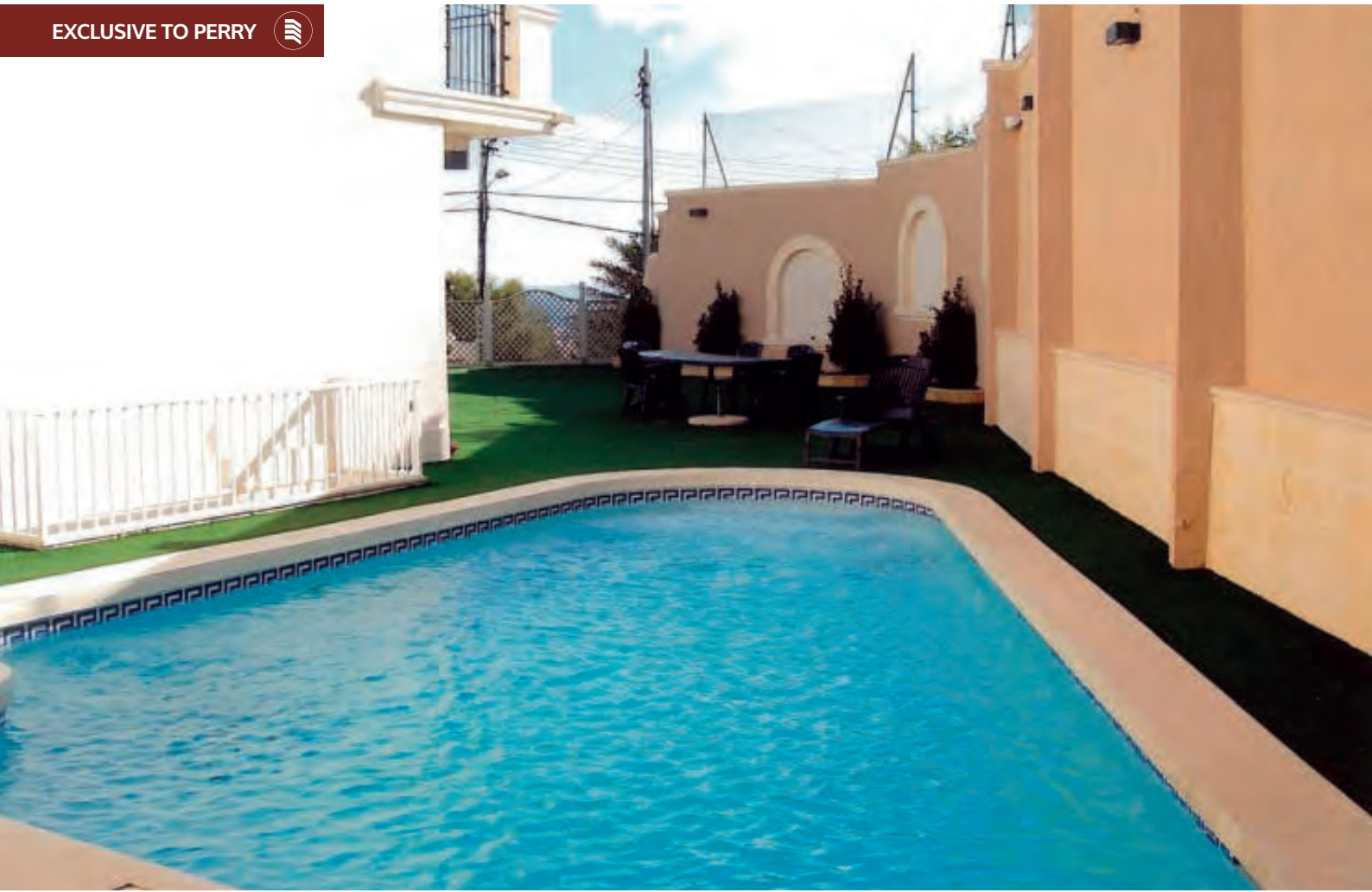
Garage (2 Capacity)



Approx. 1,500sqm  
Total Plot Size

We are delighted to present an exclusive opportunity to acquire an impressive, DETACHED COUNTRY VILLA in a privileged area on Malta's north coast. This stunning property approached via a gated entrance, offers a peaceful atmosphere with panoramic views of the Mediterranean Sea and surrounding valleys from every room. Situated 300 feet above sea level on a hilltop, the villa boasts breathtaking views of the sea and St Paul's Islands. Currently in shell form, this villa awaits the right buyer to transform it into one of Malta's finest residences. Designed with large outdoor terraces on every level, the property allows residents to enjoy outdoor living and dining while admiring views of terraced fields. The villa offers spacious accommodation, potentially comprising five bedrooms with en-suite bathrooms, fantastic living spaces over three floors, a lock-up garage, and beautiful surrounding natural gardens, making it a tranquil and impressive residence.

EXCLUSIVE TO PERRY 



*Spacious corner semi-detached villa enjoying sea views*

**Madliena | €2,900,000 | Ref: SV600268**



6 Bedrooms



5 Bathrooms

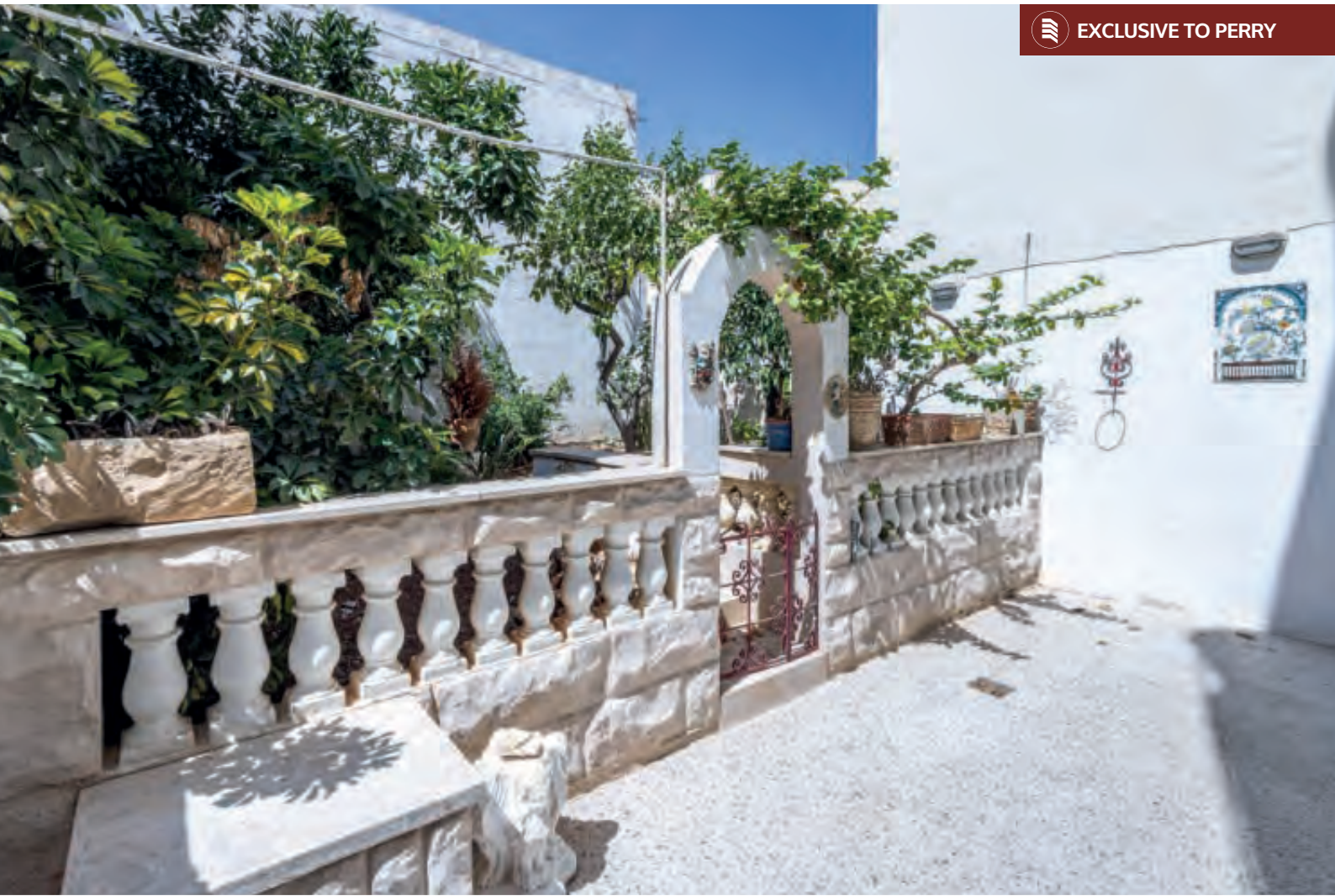


2 Garages (5 Capacity)



Approx. 600sqm  
Total Plot Size

A well-finished corner semi-detached villa in the exclusive High Ridge area of Madliena, offering spacious accommodation and stunning sea views from its unique triple-frontage facade. The ground floor features a two-bedroom flatlet with a separate entrance, a carport for two cars, a kitchenette, living room, and a one-car lock-up garage, as well as a four-car road-level garage with air-conditioning and utility connections, adaptable for various uses. The elevated main house includes a hall, sitting and dining rooms, a fitted kitchen with a large terrace, a living room, a guest bathroom, and a compact boxroom, opening onto a swimming pool and expansive entertaining area with sea views. Upstairs are three double bedrooms, all with terraces and sea views, a single bedroom, a study, an en-suite, and a main bathroom. A washroom occupies the third level. Fully air-conditioned, the villa boasts PVC double-glazed apertures, solid wood doors, solar water heating, superior PV panels, remote-controlled gates, and a security system with CCTV and alarms.



*Superb villa perfectly located within walking distance to the seafront*

**St Julian's | €850,000 | Ref: SV600255**



4 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 160sqm  
Total Size

We are proud to present this stunning VILLA, perfectly situated in a highly desirable and central location within walking distance of the seaside, a supermarket, restaurants, and numerous other amenities. This beautiful property is ideal for family living and entertaining, particularly with its attractive back garden, which has ample space for a swimming pool. The layout includes an entrance hall, a spacious sitting/dining room, a comfortable living area, a guest cloakroom/bathroom, a fully fitted kitchen, and four bedrooms. Additionally, there is a family bathroom, a laundry room, and a generously sized backyard with a BBQ area, perfect for outdoor entertaining and al fresco dining. The mature garden, which borders the yard, offers potential to be converted into an even more inviting entertainment area if a pool is added. Completing this fantastic property is a street-level lock-up garage, as well as an adjoining separate storage area.



**SOLD BY  
PERRY**



*An oasis in one of Malta's most picturesque rural locations*

**Landrijiet (Rabat) | Price on request | Ref: DV600208**



3 Bedrooms



4 Bathrooms



Garage (4 Capacity)



Approx. 2,300sqm  
Total Size

We are pleased to present an inspiring opportunity to acquire an oasis in one of Malta's most picturesque rural locations. This property, set on over 2,000sqm of private land, offers uninterrupted views of its garden, large swimming pool, and the unspoilt countryside. The house itself provides approximately 240sqm of beautifully configured living space. Upon entry, the ground floor features a light-filled hallway, two bedrooms, a wonderful kitchen, and an open-plan sitting/dining area with a wood-burning fireplace and underfloor heating. Recently renovated with exquisite craftsmanship, the property includes custom finishes such as woodwork, tiling, steelwork, and insulated internal doors. The second floor boasts an impressive master suite with an en-suite bath and shower and a sizeable terrace overlooking the garden. The renovations carefully retained original architectural details, enhancing the property's charm. The tranquil setting is complemented by private landscaped gardens, featuring an orchard with various Mediterranean fruit trees. Sustainable features include solar panels, full water-based underfloor heating, and electric car charging connections. Additional amenities include a 3/4 car garage and a spacious driveway. This is a rare opportunity to acquire a superb country residence.





## Madliena | €3,900,000 | Ref: SV600262



5 Bedrooms



4 Bathrooms



Garage (3 Capacity)



Approx. 615sqm  
Internal Size



Approx. 315sqm  
External Size



Approx. 930sqm  
Total Size

Perched on a hill in an upmarket suburb, this contemporary SEMI-DETACHED VILLA sits on a spacious 425sqm plot. The modern design includes a welcoming hallway with a cloakroom, an open-plan living area with a wooden fireplace, a top-tier sound system, concealed air conditioning, and a fully equipped kitchen with a guest powder room. The living area opens to a patio with a swimming pool and retractable electric awning, ideal for entertaining. The first floor features three double bedrooms, including one with an en-suite and two walk-in wardrobes, a main bathroom, and another fireplace. The roof houses a versatile office space with en-suite facilities, potentially convertible into an extra bedroom, and a rooftop terrace with sea views. The basement offers luxurious amenities like an indoor pool, spa, zen area, massage space, hair salon, cinema room, and bar. Additional features include a washroom, workshop, one-bedroom flatlet, a lift, security system, generator, solar water heater, electricity stabilizer, and a three-car garage with a smart charger. This villa epitomizes luxury living for the discerning buyer.



## San Pawl Tat-Targa | €2,400,000 | Ref: SV600212



4 Bedrooms



5 Bathrooms



Garage (2 Capacity)



Approx. 805sqm  
Total Size

Welcome to this SEMI-DETACHED VILLA in charming San Pawl Tat-Targa. Spanning 805sqm, this luxurious home offers an impeccably finished interior and a modern exterior. Features include a private gate, spacious driveway, two car lock-up spaces, an elegant entrance hall, separate sitting room, ground-floor bedroom with bathroom, modern kitchen/dining area, large deck with pool, and three upper-floor bedrooms, including a master suite with a walk-in wardrobe.

**Mellieħa**

**Ref: DV600203 | €3,720,000**

This grand DETACHED BUNGALOW, set on over 1,500sqm in an elite neighbourhood, offers breathtaking panoramic views of Mellieħa Bay. The property features a double-height hallway, a majestic sitting room with a wood-burning fireplace, a fully equipped kitchen, and a terrace ideal for al fresco dining. It includes three double bedrooms, three independent furnished apartments, a two-car garage, and a carport, providing luxury, privacy, and peaceful surroundings. Freehold.



**Madliena**

**Ref: DV600199 | €5,000,000**

Stunning contemporary VILLA with breathtaking sea views, decorated to the highest standard. The outdoor area features a paved garden, and an overflow swimming pool with patios. The open-plan layout includes a fully equipped kitchen/living room, formal sitting room and dining room. Upstairs has three double bedrooms (main with en-suite and walk-in closet), a main bathroom, and laundry. The large basement includes a guest bedroom, study, games room, kitchen, courtyard, storage, and a four-car garage. Located in a cul-de-sac in a desirable area.

**Ta' Xbiex**

**Ref: SV600193 | €2,840,00**

A beautiful seafront VILLA built in the early 20th century, having grand features retained throughout and stunning views. Accommodation comprises welcoming hall, sitting room, dining room, living room, study, fully-equipped kitchen, guest toilet, four bedrooms, three bathrooms (one en-suite), laundry, a very spacious terrace with an amazing view of the yacht marina, gardens and beyond. Property also includes a lovely swimming pool with a spacious outside area for entertainment, a flatlet and a garage.



**Ibraq**

**Ref: SV500159 | €1,750,000**

An excellently located VILLA in Victoria Gardens (a secluded residential villa area), built on a plot of approximately 550sqm. Presently, property consists of a lovely front garden leading onto the main entrance, a street-level three-car lock-up garage and a carport for two cars. This house is built on two floors comprising a kitchen/breakfast, dining, separate living room, four double bedrooms, two bathrooms, laundry and a box room. Complementing this property is a large pool and deck area and an adjacent garden.

**Madliena**

**Ref: DV600183 | €5,500,00**

Superb newly constructed sea view hillside VILLA on three levels, in advanced shell stage. The buyer can customize the design and finishes. The top floor includes a sitting, living, dining area, kitchen, bedroom, en-suite, and study. The second level has a master suite, two bedrooms with en-suites, and a poolside room. The lower level includes a live-in help bedroom, recreation area, storeroom, gym, and wine cellar. Features include a pool, eco-design, high-capacity rainwater reservoirs, and a garage for four cars.



**San Pawl tat-Tarġa****Ref: SV500153 | €3,950,000**

Presenting a newly finished SEMI-DETACHED VILLA in one of Malta's top residential areas. Built on a 460sqm plot, this luxurious home spans two floors and is fully furnished to high standards. Features include an open-plan kitchen, living and dining areas, leading to the pool and outdoor space. It has three bedrooms, a gym, additional kitchen and living area, office space, laundry room, and an eight-car garage. Extras include CCTV, intruder alarm, WiFi, intelligent lighting, underfloor heating, EV charging, and a salt-chlorinated pool.

**St Julian's****Ref: DV600083 | €3,200,000**

This extraordinary, DETACHED VILLA, set on approx. 950sqm in a prestigious area, features four bedrooms and blends contemporary accommodation with character. Recently refurbished, it includes a welcoming hall, large sitting room, separate family room, fully equipped kitchen, and four bedrooms (master with en-suite and walk-in wardrobe). The beautifully manicured garden boasts a swimming pool and ample entertaining space. A three-car garage completes this property, conveniently located near Sliema and St Julian's.

**Iklin****Ref: BD600054 | €3,900,000**

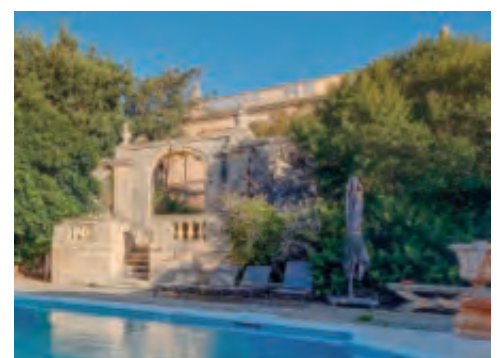
A DETACHED BUNGALOW, set on a 1,130sqm plot, features a large pool, entertainment area and garden. Built to the highest standards with marble floors, it offers generous living spaces. Includes a welcoming foyer, formal sitting room, dining room, and a fitted kitchen/breakfast area, all with a wood-burning fireplace and access to the pool. There are three bedrooms (two with en-suite showers) and a deluxe main bathroom. There's also a two-bedroom flatlet, games room, 4/5 car garage, storage, workshop areas, laundry/pantry, and a large driveway.

**Xaghra (Gozo)****Ref: DV600032 | €4,750,000**

A cliff edge VILLA perched on high grounds and commanding amazing views of Ramla Bay and the sea beyond, from its 4,000sqm of beautifully landscaped gardens and large swimming pool surrounded by ample entertaining area. Accessed by a drive-in and flanked with palm trees and other exotic flora, accommodation comprises hall, kitchen/b'fast, living/dining, large sitting taking in amazing views, guest toilet, five bedrooms (all with en-suite), sprawling terraces, wells, solar panels and a large parking area with a shaded car-port.

**Wardija****Ref: DV600235 | €12,000,000**

This magnificent COUNTRY RESIDENCE sits on 11,000sqm of landscaped land with trees and shrubs, offering panoramic sea and countryside views. Accessed via a gated driveway, the spacious accommodation includes an entrance hall, sitting and dining rooms, a kitchen with breakfast area, and access to the gardens, swimming pool, and leisure areas. It features five bedrooms with en-suite bathrooms, a study, utility/laundry room, a one-bedroom annex, a four-car garage, and a secondary driveway.





*A superb penthouse only a stone's throw from the seafront*

**Sliema | €930,000 | Ref: PH700190**



3 Bedrooms



2 Bathrooms



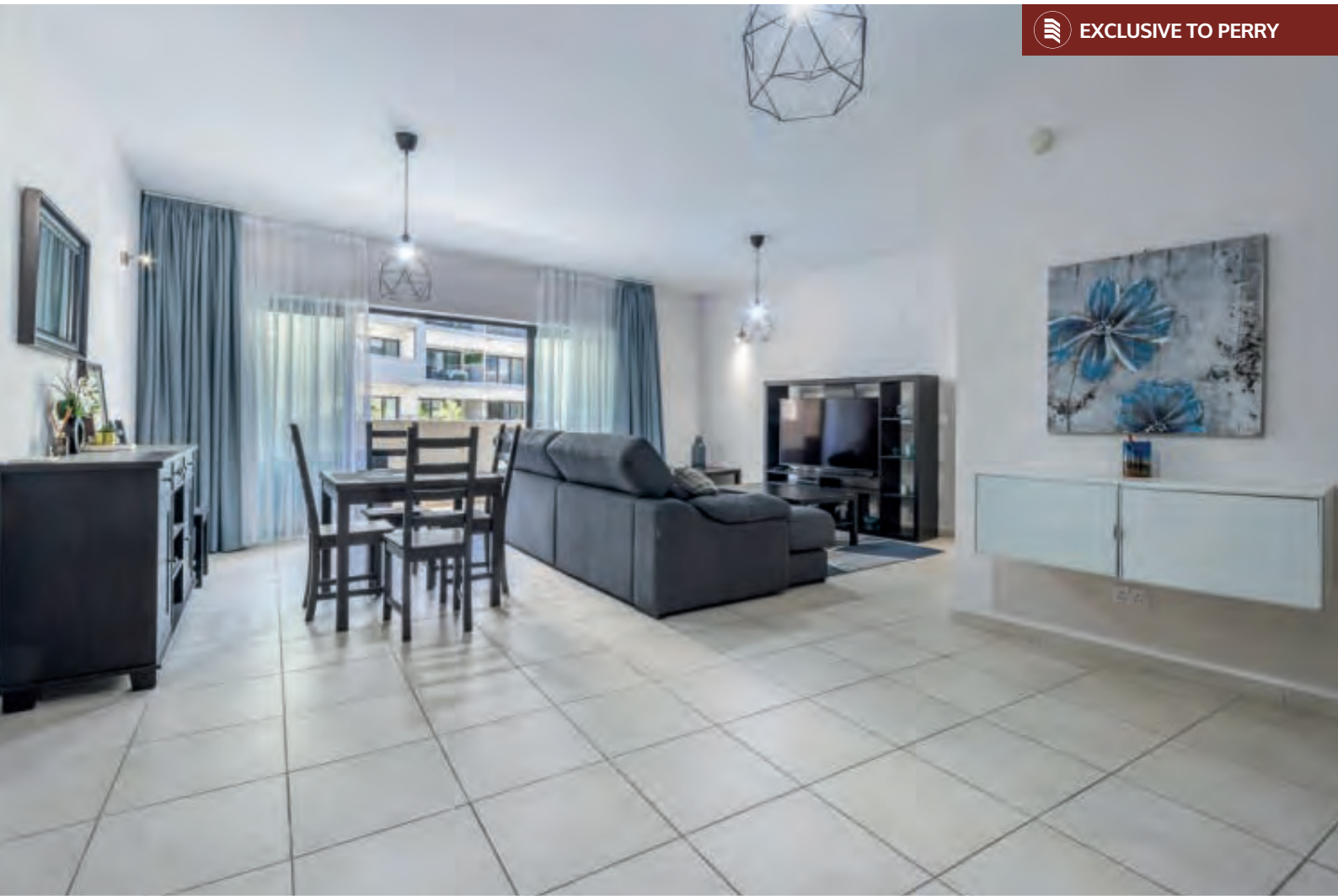
Garage (1 Capacity)



Approx. 160sqm  
Total Size

Superbly located near the seafront promenade, this unique PENTHOUSE opens into a bright, spacious open-plan kitchen/sitting/dining area leading to a sizeable sun terrace ideal for entertaining. The kitchen features a lovely island and high-quality units with integrated appliances. The property includes three bedrooms, with the main bedroom having an en-suite, and a guest bathroom.

Additionally, there's an underlying lock-up garage with ample storage.



*Superb apartment located in a sought-after lifestyle development*

**Pendergardens | €750,000 | Ref: FA700969**



3 Bedrooms



2 Bathrooms



Approx. 130sqm  
Internal Size



Approx. 20sqm  
External Size



Approx. 150sqm  
Total Size

This superb APARTMENT boasts a wide frontage and is located in a modern contemporary block within the lifestyle development of 'Pender Gardens', surrounded by open spaces and beautifully landscaped gardens which also benefit from special designated area status. The accommodation includes an entrance hall, a spacious sitting and dining area that opens onto a generously-sized balcony, a fully equipped kitchen, three bedrooms (the master features an en-suite shower and a private balcony), and a main bathroom. A secure, larger-than-average car space is available for purchase at an optional cost. The property is being sold fully furnished, including all fixtures and fittings, and is conveniently located within walking distance of a wide range of amenities, including restaurants, cafés, bars, supermarkets, business offices, the promenade, and a sandy beach, offering a blend of comfort and convenience. SOLE AGENTS.



*Stunning penthouse enjoying sizeable terrace with open views*

**Swieqi | €595,000 | Ref: PH700135**



2 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 85sqm  
Internal Size

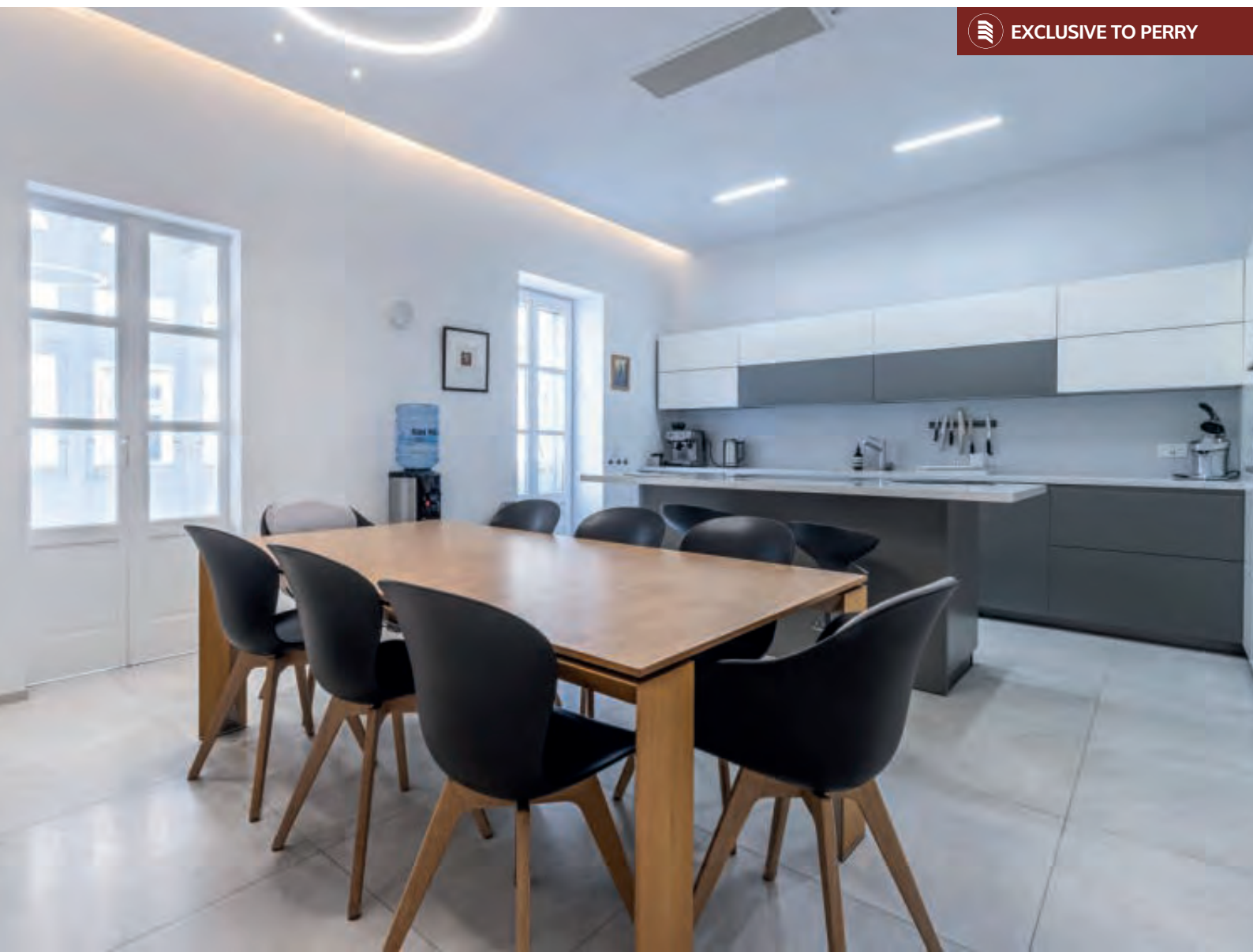


Approx. 34sqm  
External Size



Approx. 119sqm  
Total Size

A modern, highly finished PENTHOUSE set in a small block of only four units having its own airspace, enjoying a large south-facing terrace with open views. This bright property comprises hall, sitting/dining, fitted kitchen/breakfast, two bedrooms main bathroom, shower en-suite, laundry, back terrace and an underlying two-car garage. The property is being sold fully furnished. SOLE AGENTS.



*An immaculate apartment located just off the seafront*

**Sliema | €850,000 | Ref: FA700912**



3 Bedrooms



3 Bathrooms



Garage (1 Car Space)



Approx. 191sqm  
Internal Size



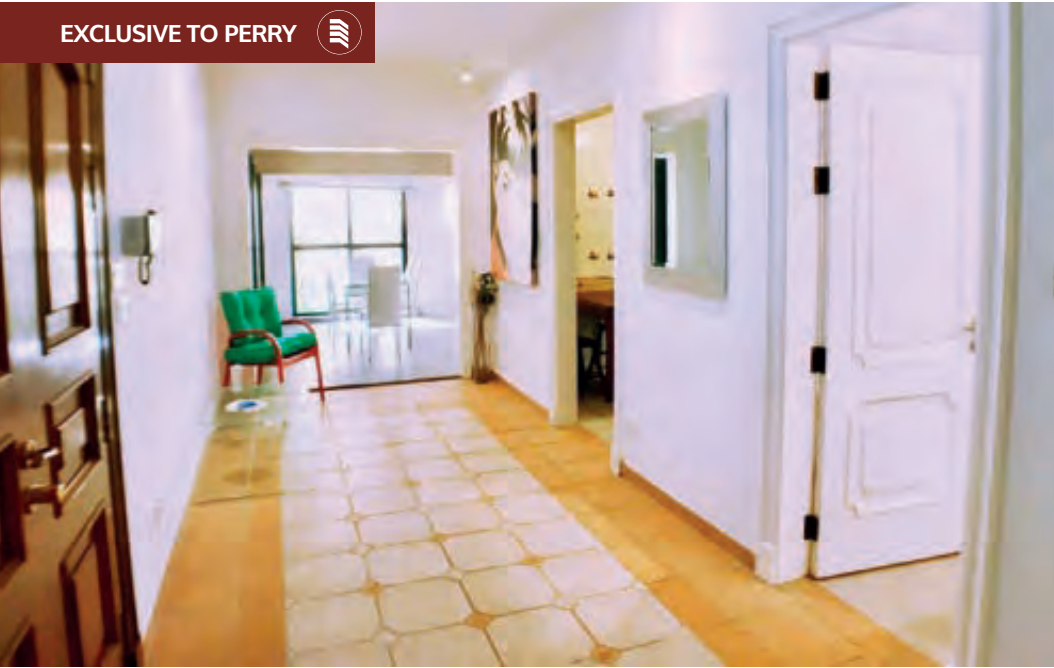
Approx. 27sqm  
External Size



Approx. 218sqm  
Total Size

A beautiful spacious APARTMENT situated just off Tower Road, comprising open plan sitting/dining, kitchen/breakfast, three large double bedrooms, two bathrooms (one en-suite), guest toilet, utility room and a very practical car space. The property is new and finished to the highest standards.

EXCLUSIVE TO PERRY



**Ibraġ | €450,000 | Ref: FA700768**



3 Bedrooms



2 Bathrooms



Approx. 100sqm  
Total Size

A choice of five spacious APARTMENTS forming part of a smart block with spacious common parts, each apartment consists of a wide entrance hall, sitting/dining, separate kitchen/breakfast, three double bedrooms, two bathrooms (one en-suite), laundry/utility room, use of common roof terrace. Being sold individually. SOLE AGENTS.



**Ibraġ | €835,000 | Ref: PH700184**



2 Bedrooms



2 Bathrooms



Approx. 85sqm  
Internal Size



Approx. 55sqm  
External Size



Approx. 140sqm  
Total Size

A brand-new PENTHOUSE situated on a quiet road enjoying lovely valley and distant sea views from its large front terrace. Finished to high specification and furnished with high quality furniture the property comprises hall, sitting/dining, fitted kitchen/breakfast, two bedrooms, main bathroom, shower en-suite and back terrace overlooking another road. Optional garage.





**EXCLUSIVE TO PERRY**

**St Julian's | €750,000 | Ref: PH700205**



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 142sqm  
Internal Size



Approx. 34sqm  
External Size



Approx. 176sqm  
Total Size

This stunning three-bedroom, three-bathroom PENTHOUSE on the outskirts of St Julian's offers luxurious living in a brand-new smart block. Fully furnished with high-end appliances, including an American fridge/freezer, three ovens, and a dishwasher, it ensures year-round comfort with five AC units and an electric awning. The spacious terraces, with quality outdoor furniture, are perfect for entertaining. Includes a lock-up garage within the block. Freehold.



**Slimea | €885,000 | Ref: FA700654**



3 Bedrooms



3 Bathrooms



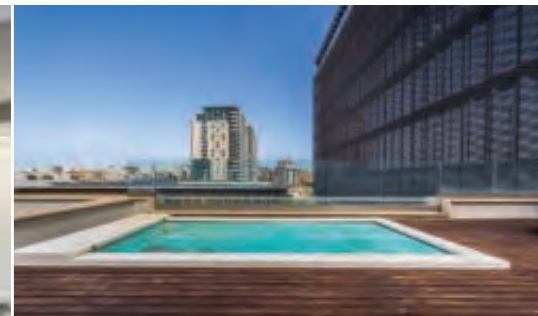
Garage (1 Car Space)



Approx. 181sqm  
Total Size

We are pleased to present a fantastic opportunity to acquire a wonderful corner APARTMENT in the heart of Slimea. This high-floor property is in a picturesque urban conservation area off Dingli Street, near all amenities and the beachfront. The spacious open-plan room features a large kitchen/sitting/dining area. It has three large bedrooms, two with en-suite bathrooms. The building offers parking and has been recently renovated. Freehold.

EXCLUSIVE TO PERRY



### Tigné Point | €1,575,000 | Ref: DA500031



4 Bedrooms



3 Bathrooms



Approx. 218sqm  
Internal Size

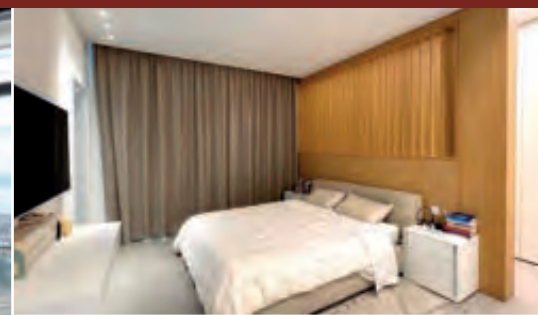


Approx. 112sqm  
External Size



Approx. 330sqm  
Total Size

A luxury four-bedroom DUPLEX APARTMENT with Piazza Tigné and side sea views from three terraces. Designer-finished, it features a welcoming hall, open-plan kitchen/sitting/dining area leading to a sunny terrace with an inbuilt BBQ, four double bedrooms (one used as a study), three bathrooms (one with a sauna), laundry, and boxroom. Includes a roof terrace with a splash pool, and a car space. The car-free development boasts retail outlets, restaurants, and a communal pool. Optional car space available.



### Pendergardens | €1,500,000 | Ref: PH700198



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 229sqm  
Internal Size



Approx. 65sqm  
External Size



Approx. 294sqm  
Total Size

This unique 229sqm corner PENTHOUSE features a 65sqm terrace with stunning views of St Julian's cityscape and the sea. Floor-to-ceiling apertures flood every room with natural light, and all three double bedrooms offer direct outdoor access. The terrace includes seating areas, a BBQ, and a Jacuzzi. The penthouse has branded furniture, hypoallergenic foam mattresses, built-in central AC, custom wardrobes, and an automated curtain system.



### Valletta | €805,000 | Ref: FA701097



2 Bedrooms



2 Bathrooms



Approx. 100sqm  
Total Size

Located in Valletta's most desirable area, this stunning 100sqm furnished APARTMENT blends traditional Maltese charm with modern conveniences. In an exclusive block of three apartments, it offers privacy and is a short walk from the city centre. Featuring two spacious bedrooms, two bathrooms, a study, and a kitchen-living area with an elegant iron balcony, the apartment boasts stone slabs, wooden beams, handcrafted cupboards, and solid wood doors. It includes three AC units, security systems, a new intercom, and an elevator. A rare find!



### Sliema | €550,000 | Ref: FA701100



2 Bedrooms



2 Bathrooms



Approx. 95sqm  
Internal Size



Approx. 15sqm  
External Size



Approx. 110sqm  
Total Size

This beautifully finished, modern APARTMENT is located in a highly sought-after residential area, just a short distance from a variety of amenities, the promenade, and pristine beaches. The layout includes a spacious sitting and dining room, a fully equipped kitchen, two bedrooms each with its own en-suite shower and a private back terrace. This desirable property is being sold with most of its high-quality furniture, fixtures, and fittings. Viewing highly recommended.

**Ibrag**

**Ref: FA700957 | €645,000**

This spacious APARTMENT, over 200sqm, is within walking distance of amenities in a sought-after area. The L-shaped layout includes a living/dining area, a recessed kitchen, a large front terrace, and a corridor leading to a main bedroom with walk-in and en-suite, two double bedrooms (one with en-suite), and a large bathroom. The backyard features a pool, BBQ area, and laundry room. An optional two-car garage is available.



**Madliena**

**Ref: FA602765 | €520,000**

Located on a quiet dead road in a highly desirable neighbourhood. A larger-than-average room corner APARTMENT that is flooded with natural light. Entry leads to a massive open-plan living/dining room and kitchen with a balcony. Three very spacious double bedrooms, the main with an en-suite, a shower, and a balcony. A second toilet and shower, utility room. The apartment is on the second floor of an eight-unit building and is served by a lift.

**Pendergardens**

**Ref: PH700207 | €1,500,000**

This unique 229sqm corner PENTHOUSE boasts a 65sqm terrace with stunning views of St Julian's and the sea. Floor-to-ceiling windows fill every room with natural light, and all three double bedrooms have outdoor access. Features include a BBQ setup, Jacuzzi, branded furniture, hypoallergenic foam mattresses, central AC, custom wardrobes, and automated curtains. The block has a communal pool, supermarket, and car park, plus a car space.



**Attard**

**Ref: PH600331 | €595,000**

An elegant PENTHOUSE in a block of four, in a quiet yet central area. Features an open-plan kitchen/living/dining leading to a spacious terrace with Mdina views, three bedrooms (main with en-suite), guest bathroom, back terrace, storage/laundry, and optional car space. Air-conditioned throughout, with included air space.

**Balzan**

**Ref: FA701064 | €495,000**

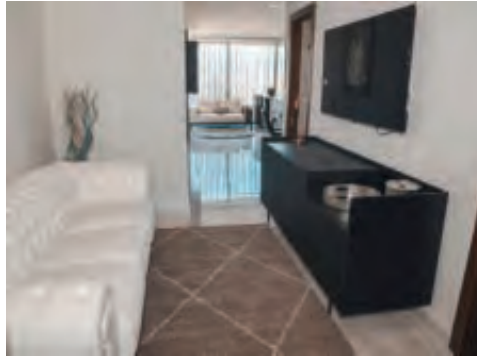
Set in a desirable residential area, a fully furnished and ready-to-move-into spacious APARTMENT comprising of an entrance hall, kitchen/breakfast area, living/dining leading onto a front terrace, three double bedrooms (main with en-suite), laundry room, back balcony and an underlying lock-up garage. Freehold.



**Ibraġ**

Ref: FA700980 | €585,000

A brand-new APARTMENT situated on a quiet road enjoying lovely valley and distant sea views from its large front terrace. Finished to high specification and furnished with high quality furniture the property comprises hall, sitting/dining, fitted kitchen/breakfast, two bedrooms, main bathroom, shower en-suite and back balcony overlooking another road. Optional garage.



**San Pawl tat-Tarġa**

Ref: PH700171 | €699,000

This stylish PENTHOUSE, in a small block in an upmarket village, offers far-reaching town and sea views. The open-plan living/kitchen/dining area opens onto a spacious terrace. Currently with two double bedrooms, it can be converted to three. The airspace is included, allowing for a rooftop entertaining area. Freehold, with a solar heater, partially furnished, and includes two car spaces.

**St Paul's Bay**

Ref: PH700147 | €690,000

Extremely well-finished corner PENTHOUSE, in front of a green area enjoying unobstructed views. Layout comes in the form of a welcoming entrance hall, leading into an open plan kitchen, and living-dining room, which enjoy the view and lead onto a large corner terrace measuring circa 100sqm. At the back part of the property, one finds a comfortable double bedroom with a bathroom en-suite and a large terrace, a further double bedroom and a main bathroom.



**St Julian's**

Ref: FA701132 | €795,000

Luxury three-bedroom APARTMENT with two bathrooms, including a master en-suite, offering stunning, unobstructed views of Spinola Bay. Located in a quiet area of St Julian's, yet close to cafés, restaurants, hotels, and amenities. Includes an interconnecting car space for added convenience.

**St Julian's**

Ref: DA700018 | €720,000

Duplex ground-floor APARTMENT with sleeping quarters on the upper level. Features a massive main bedroom with an en-suite and a balcony overlooking the pool area, plus two additional bedrooms and a guest bathroom. Adjacent to the staircase is a small yard. Downstairs boasts an oversized kitchen, spacious living and dining area, a guest toilet, and a deck with a generously-sized pool.





### San Pawl tat-Tarġa | €395,000 | Ref: MA700327



3 Bedrooms



2 Bathrooms



Approx. 110sqm  
Total Size

Excellent priced squarish layout MAISONETTE measuring 100sqm in this much sought after area of San Pawl tat-Tarġa near the old chapel.

This bright and sunny maisonette is full of natural light, yet it has a lovely layout with all the bedrooms surrounding the central open-plan reception area. One enters a large 45sqm open plan kitchen living dining that leads to three double bedrooms, one of which has an en-suite and a separate main bathroom. This maisonette has a separate private entrance and is being sold freehold, fully air-conditioned and partly furnished with fitted kitchen table and chairs and bedroom. An optional lock-up garage is also available for €55,000. An excellent price for a buy-to-let.



### Floriana | €360,000 | Ref: DM700006



2 Bedrooms



1 Bathroom



Approx. 70sqm  
Internal Size



Approx. 15sqm  
External Size



Approx. 85sqm  
Total Size

Introducing a charming DUPLEX MAISONETTE in the heart of Floriana, just a stone's throw away from Saint Publius Church and the historic granaries. As you enter, you are welcomed by a hall leading to a kitchen on the ground floor. Below, a cellar has been thoughtfully repurposed into a functional office space, adding versatility to the property. Ascending to the intermediary level, discover a cosy bedroom and a convenient toilet. Moving up to the first floor, you'll be captivated by a large corner living room featuring abundant light and a traditional Maltese balcony. Adjacent to this inviting space is a double bedroom with an en-suite bathroom, providing comfort and privacy. Adding a touch of uniqueness, a spiral staircase gracefully ascends to a private roof terrace. From here, soak in panoramic views of the Saint Publius Church and the historic granaries, creating a picturesque backdrop for your daily life. With its combination of modern amenities, historic charm, and strategic location, this freehold property is an ideal home for those who appreciate the fusion of tradition and contemporary living.

### Magħtab

Ref: TH500050 | €1,300,000

This finished TERRACED HOUSE includes underfloor heating, air-conditioning, CCTV, marble flooring, and more. It features a side driveway leading to a large pool, deck area, and garden. The ground floor has a 60sqm living room, kitchen/dining, bathroom, and stairs to a four-car garage. The first floor offers a spacious landing, master bedroom with en-suite, two double bedrooms with balconies, and a roof garden with room.



### Mellieħa

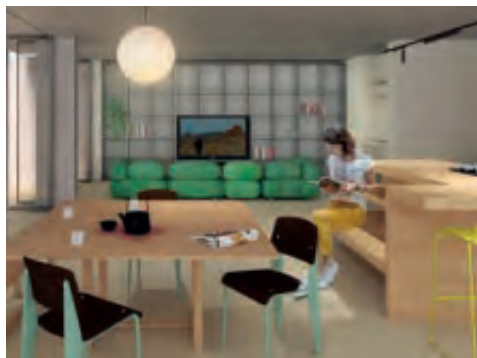
Ref: MA700352 | €550,000

This stunning new MAISONETTE in Mellieħa offers 200sqm of living space, featuring an open-plan kitchen, living, and dining area with a front terrace and BBQ space. It includes three double bedrooms, a master with an en-suite, a guest bathroom, laundry, utility room, and an internal yard. Finished to exceptional standards, the property is sold semi-furnished and is perfect for those seeking spacious, contemporary living close to amenities.

### Lija

Ref: MA700306 | €400,000

Introducing Lija Choices, a residential block featuring MAISONETTES, apartments, and penthouses with stunning valley views. Each home includes three bedrooms or two bedrooms with a spacious living area, an inviting kitchen, and a large front terrace for outdoor living. The interiors also feature two bathrooms and many residences include back balconies. Whether seeking a maisonette, apartment, or penthouse, these thoughtfully designed homes offer modern living in a tranquil setting.



### Swieqi

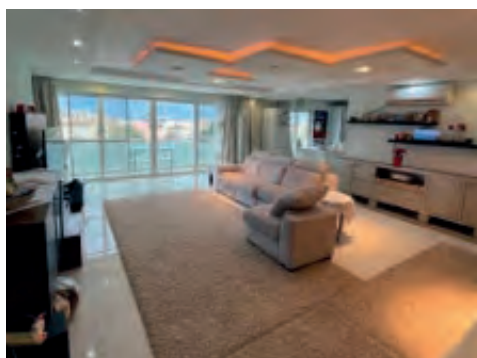
Ref: DM600052 | €695,000

This 230sqm DUPLEX APARTMENT offers two spacious bedrooms with en-suites and a guest bedroom with a bathroom on the first floor. The open-plan living/kitchen/dining space leads to a back terrace, seamlessly connecting to the garden. High-quality finishes blend industrial materials like metals and concrete with natural elements such as stone and timber. The design includes flexible seating and a curved concrete balcony with a reed screen for added privacy and shading.

### Swieqi

Ref: MA700323 | €620,000

Fantastically spacious elevated first-floor MAISONETTE in this sought-after area with lovely balconies facing a green area. This modern property enjoys an enormous open-plan kitchen living dining with a balcony overlooking fields, which is perfect for large families and for entertaining. This large space is filled with sunlight and has big, open glass windows. There are three spacious bedrooms, one of which has an en-suite bathroom, another guest bathroom and a laundry room. The bedrooms all have a balcony.





**AN EXCLUSIVE RESIDENTIAL NEIGHBOURHOOD FOR LIFE WITH MORE FLOW**

## FORTRESS GARDENS – WHERE LUXURY MEETS SKY HIGH LIVING

Perched on the urban peninsula of Tigné Point, Fortress Gardens stands as a testament to architectural grandeur and luxury living. This 16-floor residential block boasts 63 meticulously designed luxury apartments, offering a sanctuary of comfort and elegance in the heart of Tigné Point. Fortress Gardens commands attention with its striking architectural design. The large terraces and windows, not only maximize natural light, but also provides panoramic views of the Mediterranean Sea and the

surrounding peninsula including Valletta across Marsamxett Harbour. From the moment one steps into the manned lobby, it is evident that Fortress Gardens is a residential block that prioritizes luxury and comfort. The interior spaces are designed with attention to detail, featuring high-end finishes and premium materials. The apartments have spacious layouts, and elegant finishes that evoke a sense of refined living. Fortress Gardens also provides a host of residential amenities that cater to the needs of

its discerning residents. From a fully equipped gym to a concierge service, every aspect of this residence has been designed to enhance the quality of life for its occupants. Fortress Gardens provides unparalleled access to the pulse of urban life. Residents will find themselves near the finest dining establishments, cafes and Malta’s largest shopping mall which create a buzzing social hub and an ideal location for those seeking a luxurious lifestyle. Fortress Gardens offers sea views to the north and the restored 19th century Garden Battery to the south, which will be sensitively landscaped to create a space for residents and the public.

Q3 at Tigné Point

### FACT BOX

- ESTIMATED COMPLETION: **Fourth Quarter 2025**
- DEVELOPMENT AREA: **10,000sqm**
- TOTAL NUMBER OF UNITS: **64 luxury apartments and penthouses on 16 floors**
- PRICES STARTING FROM: **€675,000**







**THE WORLD AT YOUR DOORSTEP**

## DISCOVER ORA RESIDENCES: A NEW ERA OF LUXURY LIVING IN MALTA

Located in the heart of St Julian's, ORA Residences offers a unique blend of comfort, sustainability, and convenience in an exclusive residential setting. This world-class development introduces a new way of life in Malta, with premium one-, two- and three-bedroom residences designed to cater to the most discerning tastes.

Situated at Malta's most desirable address, ORA offers unparalleled connectivity to the island's finest restaurants, prestigious schools, and global business hubs. Residents will also enjoy proximity to the Blue Flag

urban beach, ensuring a perfect balance of city vibrancy and coastal tranquillity.

ORA Residences boasts an impressive array of amenities designed to elevate everyday living:

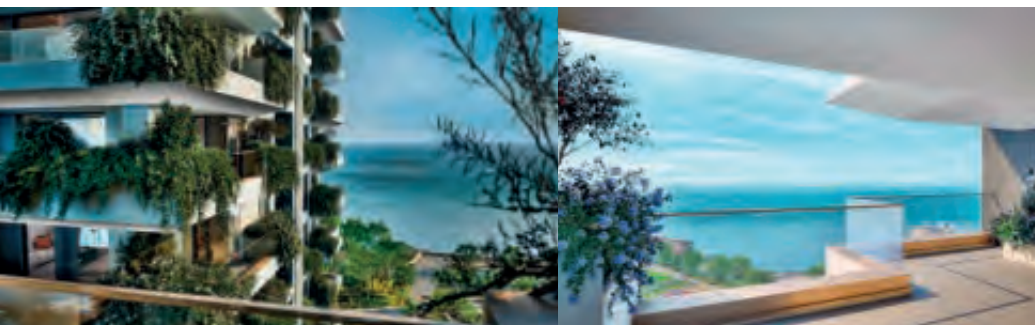
- A luxurious 5-star Hard Rock Hotel with 394 rooms.
- Malta's largest shopping centre featuring globally renowned brands.
- A state-of-the-art wellness centre featuring a spa, sauna, steam rooms and a Zen Garden.
- 12 international restaurants and bars.
- Exclusive Private Members Club offering bespoke concierge services.

- A 2,000sqm supermarket with private resident access.
- Four levels of underground parking, providing ample spaces and lock-up garages.

ORA Residences features lush vertical gardens designed by renowned agronomist Dr Laura Gatti, promoting energy efficiency, an eco-friendly lifestyle and a serene environment. Each residence includes spacious garden terraces, offering private Mediterranean oases.

As a Special Designated Area (SDA), ORA allows both EU and non-EU nationals to purchase property with the same rights as Maltese citizens, making it a lucrative investment opportunity.

ORA Residences



### FACT BOX

- ESTIMATED COMPLETION: **June 2026**
- DEVELOPMENT AREA: **18,272sqm**
- GREEN OPEN AREAS: **5,000sqm**
- MIXED-USE DEVELOPMENT: **Residential towers, hotel and shopping mall**



**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:  
**Complete**
- SITE AREA: **9344sqm**
- TOTAL NUMBER OF UNITS:  
**Phase I – 262 units (mostly sold) +  
Phase II – 170 units.**
- PRICES STARTING FROM: **On request**





## LUXURY LIVING – UNPARALLELED VIEWS

### The Residence

By far the largest and most significant mixed-use development of its type in the South, The Shoreline consists of a residential element of just under 400 upmarket residential units made up of a mix of studios, 1-2-3-bedroom apartments, duplexes, penthouses and sky villas, all finished to the highest standards and having an assortment of landscaped open spaces and community amenities, and most units enjoy spectacular views from spacious terraces. This project is unique to the Maltese

Islands, as well as being the only Special Designated Area with a significant numbers of units currently available for sale on the market.

Following the release of the first two batches of units in June and November 2017, market reception has been excellent, with 112 units already on Promise of Sale Agreements registered with the authorities, and another 30 pending on Reservation Agreement. Buyer ratios are 60% local and 40% overseas, with a healthy mix of investors, buy-to-let clients as

well as those who intend to reside permanently at The Shoreline.

### The Mall

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

### FACT BOX

- ESTIMATED COMPLETION: **Fourth Quarter 2025**
- 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: **€265,000**





Verdala Terraces

## DISCOVER A LIFE OF LUXURY

Experience a lifestyle of refined elegance at the Verdala Terraces, an exclusive residential complex in Rabat, Malta. Choose from a variety of residences, including one- to four-bedroom residences, panoramic mansions, duplexes (some with private pools), and penthouses. Each residence has been meticulously designed to ensure the ultimate in comfort and style. Open-plan layouts, uninterrupted wall space, and extensive use of floor-to-ceiling windows create seamless and visually stunning living spaces. The residences within the Grand Mansions offer privileged front row seats to

some of the most breathtaking scenery in all of Malta's open countryside. The high-quality cladding and smart, staggered design of each terrace create a tranquil escape that is both private and inviting. The Royal Mansions also present an exclusive residential offering, where discerning residents can enjoy the privacy and tranquillity of private verandas with views of the picturesque countryside, beautifully landscaped gardens and charming open spaces. With a range of premium doors, tiles, and bathroom fixtures to choose from, residents can make their homes truly their own, ensuring that

every aspect of their living space reflects their distinctive preferences. Furthermore, a range of high-end amenities is available for residents to indulge in, enhancing their everyday living experience. These amenities include an outdoor stand-out infinity pool that offers stunning panoramic views, as well as beautifully landscaped gardens, 24-hrs security and dedicated concierge, secure storage options, car spaces and garages. The completion of a show apartment at the 'Verdala Terraces' allows prospective buyers to gain a firsthand experience and better appreciation of what life at the Verdala Terraces will be like, showcasing a selection of finishing materials for the added convenience of clients.

### FACT BOX

- ESTIMATED COMPLETION: **Third Quarter 2025**
- DEVELOPMENT AREA: **14,600sqm**
- TOTAL NUMBER OF UNITS: **87**
- PRICES STARTING FROM: **€600,000**





Strickland House

## OWN A PIECE OF HISTORY OPPOSITE AUBERGE DE CASTILLE

Strickland House offers Valletta's only new build residences. A luxurious collection of 36 apartments and 1 townhouse with underground parking for sale in the heart of Malta's capital City. Valletta's rich history and culture make it an irresistible real estate proposition. Boasting views across Valletta and over the Grand Harbour towards the Three Cities. Strickland House is built at the site of the former printing press of Times of Malta, which itself is steeped in history. Strickland house represents a rare opportunity to own a modern, luxurious residence in Valletta.

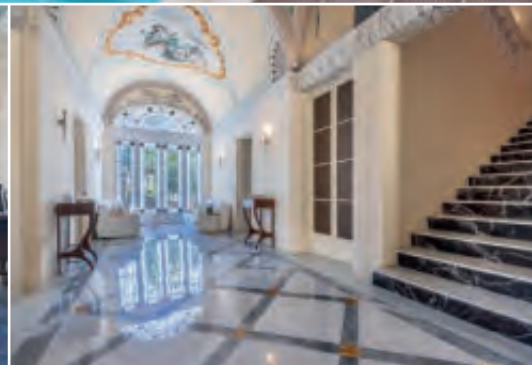
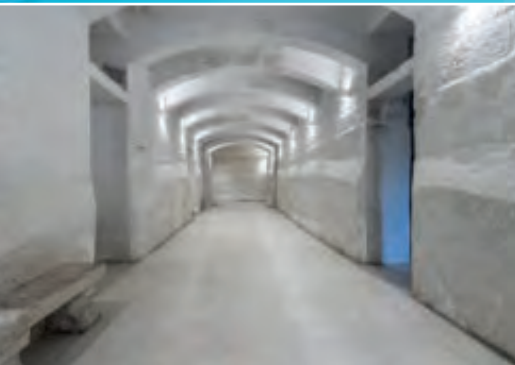
Modern engineering is sensitively woven into the historical fabric of Valletta's traditional 17th Century architecture respecting and preserving the scope of this grand city. Valletta has all the amenities one could ask for. Whether it's a performance at the stunning Manoel Theatre, a visit to one of the capital's museums or a meal at a Michelin starred restaurant, Malta's capital city has it all easily within reach from your home at Strickland House. Strickland House is designed to be in-keeping with the capital's sensibilities. The main entrance of the building has been

designed based on a similar alignment and proportion of the old entrance into the building. Its size and proportions give it a sense of subtle grandeur. The entrance leads to the main core and grand courtyard. In the grand courtyard at the central core of the project one finds a lounge area at ground floor where residents or their guests can meet or relax. A water feature and greenery lend to the serene atmosphere. In the grand courtyard one finds internal walkways linking the various apartments at all levels. A concierge service will be available at the lobby. Stunning apartments ranging from one to three bedrooms are now available for sale in this groundbreaking development.



### FACT BOX

- ESTIMATED COMPLETION:  
**Fourth Quarter 2025**
- DEVELOPMENT AREA: **1,500sqm**
- TOTAL NUMBER OF UNITS:  
**36 apartments and 1 townhouse**
- PRICES STARTING FROM:  
**€1,240,000**



*Historic palazzo situated in this charming village*

**Lija | €15,000 monthly | Ref: HC600088**



5 Bedrooms



5 Bathrooms



Garage (2 Capacity)



Approx. 518sqm  
Internal Size



Approx. 955sqm  
External Size



Approx. 1,473sqm  
Total Size

We proudly present a unique opportunity to lease a historic PALAZZO in Lija, built in 1709 by Giovanni Gourgion, a prominent figure in Malta's administration. This Grade 1 listed villa, originally surrounded by vast orange groves, features 18th-century architecture inspired by Sicilian residences. Recently restored, the villa blends modern luxury with historical charm. It includes a marble-paved entrance hall, library, sitting room, dining room, and family living room. The annex has a modern kitchen, guest bedrooms, and an internal yard with a separate service entrance. The garden is designed in a French style, with a central fountain, tea rooms, and a pool with Jacuzzi spouts. The basement includes a large kitchen, gym, entertainment area, and wine cellar. Additional features include a lift, air conditioning, CCTV, and underfloor heating. The property also offers a fully restored garden, parking for two cars, and modern amenities while retaining its noble historic essence.

As featured on pages 13-15



## *Spectacular and scenic surroundings*

**Sliema | €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 as sole agents, this newly built, contemporary building, enjoying the most spectacular and scenic surroundings. OneOneO, 'Block A', is located close to the popular and bustling Sliema shopping centre, offering a perfect option for the most discerning of tenants, wanting to live in comfortable surroundings, while still being close to the action. Comprising of 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 sizeable 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 ensures 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 2-3-bedroom unit measuring 164sqm, to €6,700 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*

**Sliema | €4,000 monthly | Ref: FA600185**

-   
 3 Bedrooms
-   
 2 Bathrooms
-   
 1 Garage (per apartment)
- 
 Approx. 165sqm  
 Internal Size
- 
 Approx. 10sqm  
 External Size
- 
 Approx. 175sqm  
 Total Size

Welcome to 'The Adelaide', Sliema, a gold-standard building located on one of the most privileged beachfront streets in Malta being the much sought after 'sunny side' of the prestigious Tower Road. 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. 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 properties 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!





## Mosta | €4,000 monthly | Ref: DV600233



5 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 280sqm  
Total Size

A stunning five-bedroom VILLA in Mosta, finished and furnished to the highest standards. Set on three floors, the home features a welcoming reception area, stylish sitting room, private dining room, guest toilet, and a fully equipped kitchen. The family living area leads to a heated pool and garden with outdoor dining. Upstairs are five spacious bedrooms, including a master with en-suite. The roof offers views of Mosta Church. The property includes a two-car garage and CCTV.



## Valletta | €6,000 monthly | Ref: TP600003



2 Bedrooms



3 Bathrooms



Approx. 175sqm  
Internal Size



Approx. 120sqm  
External Size



Approx. 295sqm  
Total Size

A spectacular TRIPLEX PENTHOUSE in the heart of UNESCO-protected Valletta. Spanning 175sqm across three floors, this home features a modern private elevator and 120sqm of terraces, including an 80sqm roof terrace with a BBQ, plunge pool, and sea views. The open-plan living/dining area, fully equipped kitchen, guest toilet, and flexible spaces complement the master bedroom with en-suite. The property retains period features while offering modern comforts, including AC and underfloor heating.



**Birkirkara | €5,000 monthly | Ref: HC700259**



3 Bedrooms



3 Bathrooms



Approx. 380sqm  
Total Size

This charming HOUSE OF CHARACTER blends timeless elegance with modern comfort. Bright and spacious, it features a sunny garden with a private pool, a welcoming hall, a sitting/dining area with a wood-burning fireplace, a fully equipped kitchen, three bedrooms, two bathrooms, a terrace, and a rooftop office space. Additional amenities include a two-three car garage, air-conditioning, CCTV, and an advanced alarm system, offering a luxurious and secure living experience.



**Madliena Village | €2,400 monthly | Ref: FA06481**



2 Bedrooms



1 Bathroom



Garage (2 Capacity)



Approx. 105sqm  
Internal Size



Approx. 40sqm  
External Size



Approx. 145sqm  
Total Size

New on the market. A lovely two-bedroomed APARTMENT forming part of a much sought after prestigious development. This high floor corner property enjoys breathtaking sea and valley views from its large terrace and comprises sitting room, fully fitted and equipped open kitchen/dining room, two bedrooms, shower room, utility room, sea views, garden and two-car garage.

### Siggiewi

**Ref: HC700125 | €2,500 monthly**

An opportunity to lease this HOUSE OF CHARACTER in Siggiewi, a traditional Maltese village. The property has been stylishly restored using local materials, retaining features like flagstone floors, patterned tiles, and wooden beams. The home includes a welcoming hall, conservatory, guest toilet, open-plan kitchen/living area, courtyard, three bedrooms with en-suite showers, a main bathroom, and large roof terraces with a pool and rural views. Ample street parking is available.



### St Julian's

**Ref: HC700214 | €5,300 monthly**

Discover ultimate coastal living with this exceptional TOWNHOUSE overlooking Spinola Bay. Steps from Malta's top restaurants, this luxury home spans three floors with a private terrace for alfresco dining. It features a fully equipped kitchen, additional kitchenette, two spacious living areas, a dining room, study, and guest quarters. The residence has three double bedrooms, including a master suite with en-suite, two main bathrooms, guest toilet, laundry, utility room, boathouse, and car space.

### Siggiewi

**Ref: HC600621 | €3,200 monthly**

Elegantly converted 18th century HOUSE OF CHARACTER in Siggiewi's main square. This bright property has access on two roads and features a double-height indoor courtyard, large living and dining area, and a custom-made kitchen with top-of-the-range appliances. The first floor includes a study, main bedroom with marble en-suite, second bedroom with balcony, and a separate bathroom. Enjoy three terraces with breathtaking views, a rooftop dining area, and a lock-up garage. Fully furnished, with air-conditioning and BBQ facilities.



### Mosta

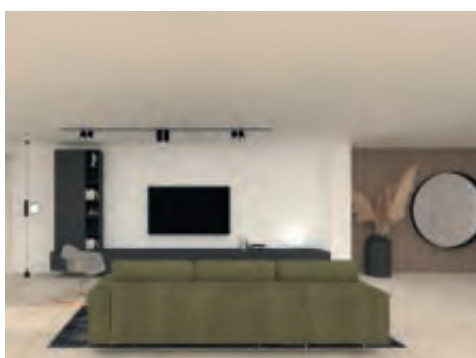
**Ref: HC700264 | €12,000 monthly**

Nestled in Mosta's countryside, this iconic 3,000sqm farmhouse offers breathtaking views of Mosta Valley and the Dome. Blending timeless character with modern comfort, it features a grand living room, fully equipped kitchen, five ensuite bedrooms, a library, cinema room, and expansive outdoor spaces. The mature gardens, large pool with a poolside kitchen, and 250sqm garage ensure elegance, comfort, and practicality in a serene, picturesque setting.

### Żebbuġ

**Ref: HC700047 | €8,500 monthly**

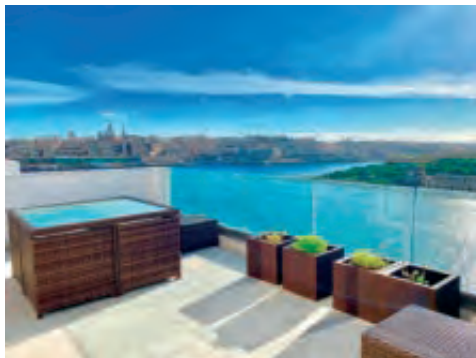
This impeccably finished and fully furnished property features thermal break apertures, floor insulation, alarm system, CCTV and air-conditioning. The open-plan layout includes a cosy living/TV area, sizeable dining area, and a fully equipped kitchen with a breakfast bar leading to an outdoor deck and south-facing pool. There are four double bedrooms with en-suite bathrooms, a storage and laundry room, and a top-floor one-bedroom flatlet. The basement includes two traditional Maltese rooms. Must be seen to be fully appreciated.



**Sliema**

**Ref: PH600062 | €2,700 monthly**

This stunning studio PENTHOUSE is located in Sliema's prime Tigné seafront area, just metres from Tigné Point shopping complex. It boasts breathtaking views of the Valletta Bastions, Manoel Island Marina, and the Mediterranean Sea. The property features an open-plan kitchen, living, and dining area with a comfortable sofa bed, plus a large terrace ideal for entertaining and sunbathing. Fully equipped with top-brand appliances, it's perfect as a bachelor pad.



**Ta' Xbiex**

**Ref: FA600760 | €4,500 monthly**

This stunning three-bedroom APARTMENT offers panoramic views of the Ta' Xbiex yacht marina and beyond. Spanning 300sqm, it features an oversized sheltered terrace with outdoor furniture and a mini bar, perfect for entertaining. Inside, the open-plan kitchen, sitting, and dining areas lead to a luxurious master suite with a dressing room and marble en-suite. Two additional bedrooms with en-suite bathrooms, a laundry room, and a car space complete this fully furnished property.

**Tigné Point**

**Ref: FA602816 | €5,600 monthly**

This SEAFRONT APARTMENT at Tigné Point offers stunning views of the open sea and Valletta Bastions. Located in an exclusive complex with a shopping centre and communal pool, the newly refurbished property spans 220sqm. It features an open-plan kitchen, living, and dining area, a study, three double bedrooms, an en-suite, main bathroom, guest toilet, laundry room, and a two-car garage. Fully air-conditioned and equipped.



**Sliema**

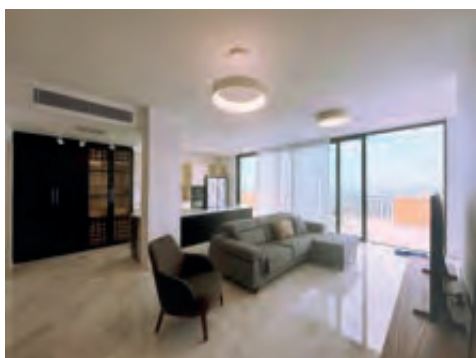
**Ref: PH700206 | €7,500 monthly**

This exquisite ninth-floor corner PENTHOUSE on the Sliema promenade offers luxury living with breathtaking sea views. Featuring a state-of-the-art kitchen, open-plan living and dining, and a vast terrace with outdoor furniture. A private staircase leads to a rooftop with a 6x3m pool. The property includes three double bedrooms with en-suites, a guest toilet, laundry room, air-conditioning, and a car space. A perfect blend of elegance, comfort, and sophistication.

**Sliema**

**Ref: FA700883 | €6,000 monthly**

This beautifully decorated Sliema APARTMENT offers modern living with breathtaking views of Manoel Island and Valletta. The spacious open-plan layout includes a sleek kitchen, living/dining area, and front terrace for dining. A back terrace features a Jacuzzi. There are three double bedrooms, with an en-suite in the master, plus a guest bathroom and laundry room. Fully air-conditioned, the apartment also includes a car space for added convenience.



**Iklin****Ref: DV600228 | €7,500 monthly**

This newly refurbished VILLA, set on elevated grounds in a prestigious area, offers privacy and stunning views. The main floor includes three spacious bedrooms, an en-suite, and a luxurious bathroom with a Jacuzzi bath. The open-plan kitchen, living, and dining areas overlook the pool. The lower level features a four-car garage, carport, and a separate flatlet with three bedrooms. Outdoor amenities include a kitchen and shower room by the pool, ideal for entertaining.

**Madliena****Ref: SV600196 | €8,000 monthly**

This immaculate four-bedroom VILLA spans four floors and is finished to the highest standards. It includes a welcoming entrance, stylish sitting and dining areas, a fully equipped kitchen, and a family living room leading to outdoor gardens with a pool, Jacuzzi, bar, and dining area. The master bedroom has an en-suite with a Jacuzzi. Additional features include an independent flatlet, games room, laundry, security system, and a two-car garage.

**Swieqi****Ref: SV600111 | €8,700 monthly**

This stunning Swieqi VILLA offers a pool and breathtaking country views. The open-plan kitchen, living, and dining area is sunlit, leading to an outdoor space with a pool and deck. Three double bedrooms with en-suite bathrooms and walk-in wardrobes are located upstairs. The top floor features a study, laundry area, and private roof. A basement flatlet, lift access, four-car garage, and carport complete this exceptional home.

**Iklin****Ref: DV600070 | €6,500 monthly**

This luxurious VILLA in a prestigious area offers a pool, patio, and landscaped gardens, just five minutes from Naxxar's shopping area. The home features a formal sitting/dining room, fully equipped kitchen, family room, guest toilet, and three en-suite double bedrooms. A street-level office can be converted into a guest quarter or fourth bedroom. Fully air-conditioned, with lift access, a one-car garage, and carport.

**Bahar iċ-Ċagħaq****Ref: DV600148 | €8,500 monthly**

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



**Tigné Point**

**Ref: FA701145 | €3,500 monthly**

This newly refurbished two-bedroom APARTMENT in Tigné Point offers luxury and convenience. Spanning 232sqm, it features an open-plan kitchen, living, and dining area that opens onto one of the largest private terraces in the complex. The master bedroom includes a terrace, study, walk-in closet, and make-up dresser. Additional amenities include a main bathroom, en-suite shower, washroom, and a lock-up garage. Tenants also have seasonal access to the complex's pool.



**Sliema**

**Ref: PH700204 | €3,800 monthly**

This stunning eighth-floor PENTHOUSE in Qui si Sana offers private pool and side sea views, just steps from the Sliema promenade. Fully furnished with high-end finishes, it features an open-plan kitchen, living, and dining area leading to a front terrace with BBQ. Two bedrooms, two bathrooms, and a back balcony with laundry facilities complete the layout. A rooftop terrace with pool and decking offers stunning views, plus an optional parking space.

**Swieqi**

**Ref: PH700172 | €3,500 monthly**

This brand-new PENTHOUSE in Swieqi offers luxury living with close proximity to amenities and public transport. The open-plan kitchen, living, and dining area flow to a large terrace perfect for entertaining. It features two spacious double bedrooms, including a master suite with walk-in wardrobe, bath, shower, and double sinks. Additional conveniences include a guest toilet, laundry room, and optional car space. Full air-conditioning and upscale amenities complete this elegant residence.



**Sliema**

**Ref: FA601626 | €2,300 monthly**

This stylish two-bedroom APARTMENT is located on a high floor in a brand-new block, offering side sea views from a sizeable front terrace. The open-plan kitchen, sitting, and dining area leads to the terrace, while the main bedroom features an en-suite bathroom and walk-in wardrobe. Additional amenities include a guest shower room, laundry room, and proximity to restaurants, cafés, and transport links in Sliema and St Julian's.

**Sliema**

**Ref: DP700028 | €1,900 monthly**

Experience the perfect blend of Maltese history and modern luxury in this stylish SEAFRONT DUPLEX. Located near the Sliema Strand, it offers a charmingly restored interior with high-end finishes. The open-plan kitchen, living, and dining area leads to a terrace with sea views. The master bedroom, guest bedroom, and bathroom complete the layout. A spiral staircase leads to a rooftop lounge with stunning Mediterranean views, ideal for relaxation and enjoying sunrises.



**Rabat****Ref: TH600105 | €2,200 monthly**

This brand-new TERRACED HOUSE in Rabat, near Mdina, offers a peaceful residential location with excellent access to amenities. Spanning three levels, it features an open-plan kitchen, dining, and living area on the ground floor, along with a guest bathroom and courtyard. The first floor includes three double bedrooms and a bathroom. A rooftop terrace offers space for al fresco dining. This charming home is perfect for a family and viewing is highly recommended.

**St Julian's****Ref: MA700358 | €1,850 monthly**

This spacious two-bedroom MAISONETTE, located near the waterfront, Hilton Hotel, and Portomaso Complex, offers contemporary living. It features a private entrance, front patio, and open-plan kitchen, dining, and living areas. Both double bedrooms are well-sized, with the main bedroom having an en-suite shower. A stylish bathroom and private backyard, ideal for BBQs, complete the home. Fully furnished, air-conditioned, and equipped, this property combines comfort, convenience, and style.

**Fgura****Ref: TH600106 | €2,500 monthly**

This beautifully refurbished TERRACED HOUSE in peaceful Fgura blends modern living with comfort. It features a charming front porch, a fully fitted kitchen with a breakfast area, and an open-plan living/dining room. Upstairs, there are three bedrooms and a main bathroom. The private roof includes a washroom. Additional amenities include a BBQ area, solar panels, reverse osmosis system, and an alarm system. Conveniently located near amenities, this home offers tranquility and practicality.

**Birkirkara****Ref: TH600101 | €2,300 monthly**

This charming TERRACED HOUSE, located in a serene area, offers easy access to amenities and transport. It spans three levels, with an open-plan kitchen, dining, and living area featuring a wood-burning fireplace. The ground floor includes a guest bedroom, bathroom, and two backyards. The first floor has two double bedrooms and a bathroom. The roof level offers a kitchenette, laundry, bathroom, and terraces. A one-car lock-up garage completes the property.

**Ibraq****Ref: MA700328 | €2,500 monthly**

This brand-new, corner-block MAISONETTE in Ibraq, ready by January 2025, offers modern living near Verdala International School, eateries, and amenities. It features a spacious open-plan kitchen, living, and dining area with a front terrace, two double bedrooms (including a master with en-suite), a main bathroom, and a home office. Fully air-conditioned and equipped with essential appliances. Limited parking available for €100/month.





## Piazzetta Business Plaza | Starting from €300 per sqm yearly | Ref: OF600138



Underlying parking facilities available



A selection of floor plates available currently ranging from  
Approx. 400sqm to 600sqm

Conceived as an exclusive office development, Piazzetta Business Plaza has been designed to cater for the requirements of 21st century business. Located in the cosmopolitan heart of Sliema, just opposite the sea, this iconic development is superbly accessible with ample on-site parking facilities. The building's majestic façade leads visitors and tenants through to an imposing reception lobby with secure access to the overlying office spaces. Office levels are fitted out to Grade A standard with floor plans currently ranging from 400sqm to 600sqm, all benefiting from abundant natural light, external spaces and outstanding sea views.



**Valletta | For rent | Office**

**Ref: OF700169 | €2,500 monthly**

An OFFICE in a much-sought-after area of Valletta close to the law courts, good, comfortable and dynamic layout having four large offices, two of which can be subdivided should one wish to, possibility of a reception and waiting room, wide corridor, directors office, boardroom and general office, lots of natural light. Also includes a kitchen, bathroom and shower. Lift, or easy stairs.



**Msida | For rent | Retail**

**Ref: SH700046 | €2,250 monthly**

Class 4B property in a prime trade area with high foot and motor traffic. Semi-finished, ready for tenant customization. Features include a large front pavement, back yard providing ample light and air circulation, a toilet, two storerooms, and space for a kitchenette. Ideal location for commercial use.

**Gżira | For rent | Restaurant**

**Ref: CA600060 | €2,400 monthly**

A class 4D snack bar/takeaway, 23sqm in busy Gżira. Recently refurbished, to good taste. Air-conditioning included, toilet and equipment.



**Sliema | For rent | Shop**

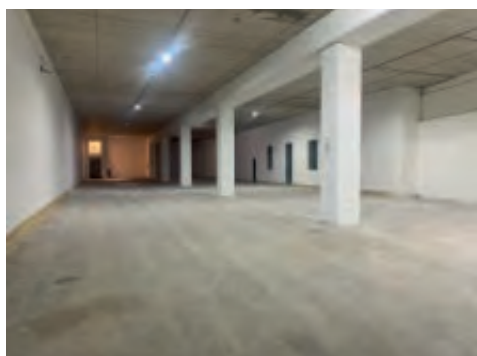
**Ref: SH700031 | €1,650 monthly**

A two room SHOP 28sqm, 14sqm front room, 13sqm back room easily connected, good location with much potential for a small business and professionals like notary, accountant, beauty or cosmetic clinic, hairdresser and nail technician and many more, has a bathroom small storage and a 10sqm basement room. Also has a car park just opposite both for clients and owners.

**Qormi | For rent | Warehouse**

**Ref: IW600077 | €33,300 monthly**

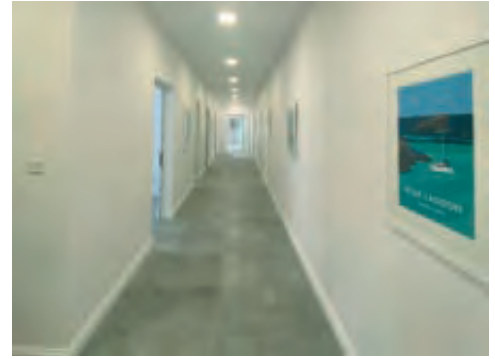
A large WAREHOUSE situated in the industrial estate ideal for storing or even to be used as a factory having three separate garage doors which are accessible for trailers. Building area is 20 courses high 5.5m and has roughly 2,700sqm. Floor has special treatment against damp.



**Valletta | For rent | Office**

**Ref: OF600214 | €3,500 monthly**

A modern OFFICE newly refurbished and ready to move into, situated in the heart of Valletta. The property layout consists of a five separate rooms, kitchenette and bathroom with wet room facilities. Offering a stylish modern functionality, this office is ideal for commercial entities wishing to establish themselves in the capital. 150sqm of luxury office space.



**Sliema | For rent | Office**

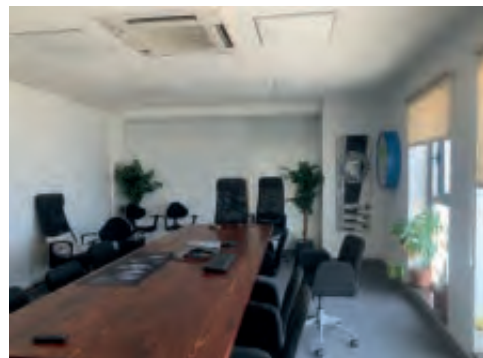
**Ref: OF700099 | €4,000 monthly**

Modern second-floor OFFICE in sought-after Sliema, overlooking Bisazza Square and near the Ferries. The 225sqm space includes male and female toilets, showers, and is serviced by two lifts. An additional 53sqm office area is accessible via a bridge. Features a 7.5sqm terrace. Receptionist services all floors. Includes flooring, AC, lights, toilets, a coffee station, and space for a kitchen and utility room.

**Sliema | For rent | Offices**

**Ref: OF600300 | €15,500 monthly**

Highly finished sea front OFFICES having two separate entrances from street level, measuring 170sqm on the ground floor and 262sqm on the first floor. Amenities include a kitchenette, a Handicapped bathroom, a bathroom with a shower, an internal lift, six separate closed offices, central air-conditioning, network cabling, safety equipment, CCTVs, modern lighting throughout, and a storage/server room. The office also enjoys an imposing rustic style façade on the sea front. Highly recommended.



**Burmarrad | For rent | Office**

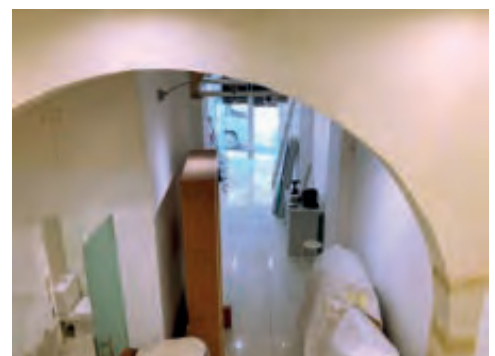
**Ref: OF500127 | €6,854 monthly**

A fantastic open plan offering 470sqm of commercial space with views over the northern green area. The floor is split level has various opportunities for different configurations and will be rented in a finished state with flooring, bathrooms and air conditioning. There is an added option of sharing the top floor boardroom and meetings rooms for additional space. Excellent access to the central and northern parts of the island. Optional car spaces close by across the road.

**Valletta | For sale | Premises**

**Ref: OC700020 | €455,000**

A unique property approximately 40sqm, having old features including original shop façade, place ideal for an art gallery, training room, office for lawyer or accountant, having another upstairs office/storeroom also included is an overhead projector and retractable screen, sound system, storage space toilet with shower. Old stencilling machine is to stay and could be used as a workspace and more. A must see.



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# GET IN TOUCH

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**HASSALL, WINSTON (1949-2024)**  
St Edward's College Chapel, Malta (2022)  
Watercolour (33cmx52cm).  
Private collection – Malta.

This painting will be exhibited to the general public at the Head Office of Perry Limited.



 **Perry**

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