

Winter/Spring Edition 2016/2017

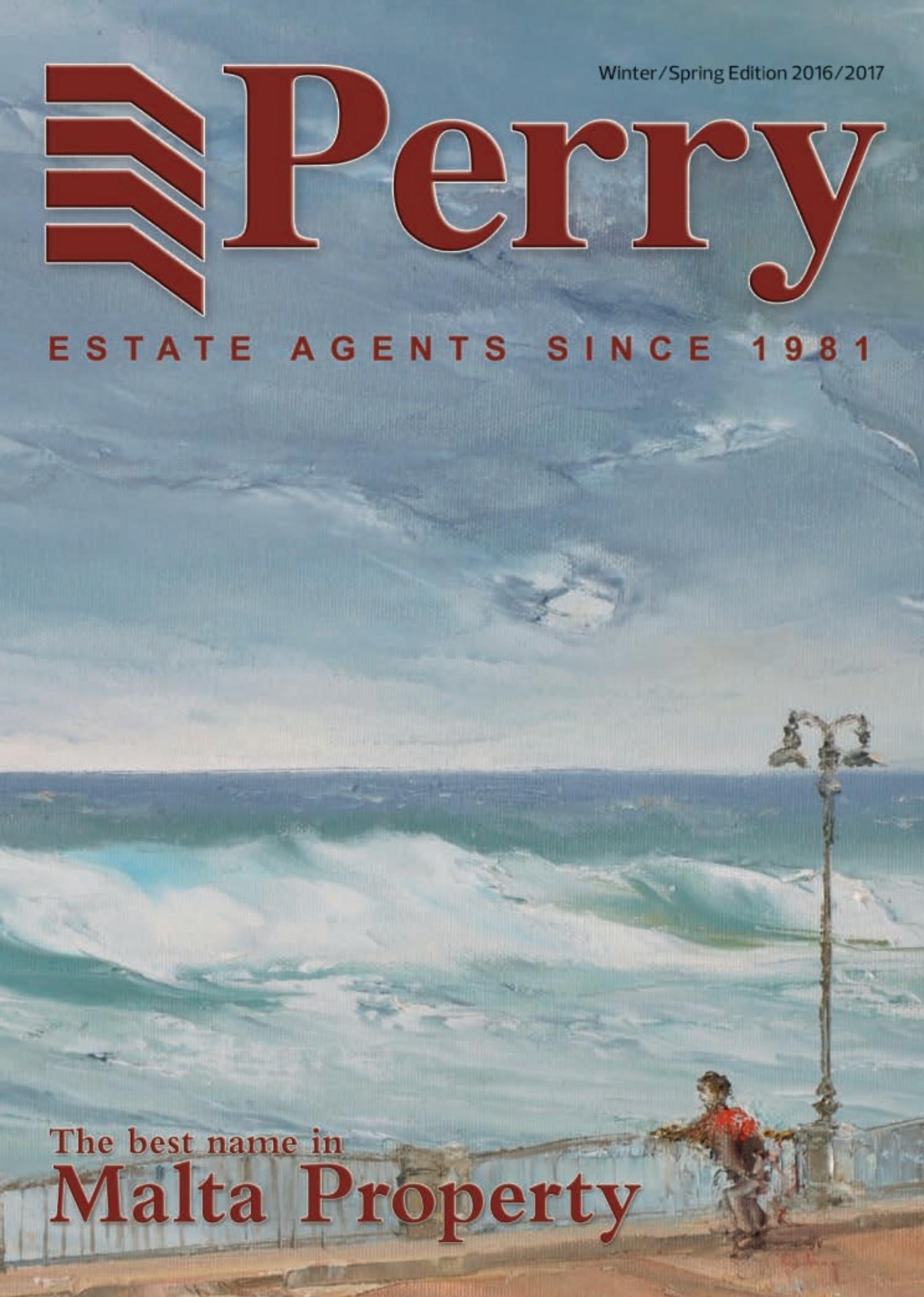


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With decades of experience, GM Corporate and Fiduciary Services Limited is concerned with the design, administration and licensing of legal entities under the Maltese legislation whilst offering full support to persons relocating to Malta.

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Citizenship

The Malta Individual Investor Programme (MIIP) is the first citizenship programme of its kind to have been officially recognised by the European Commission. Given that Malta is an EU member State, is part of the Schengen Area and has signed a visa-free travel agreement with more than 160 countries, applicants may truly consider themselves citizens of the world.

Residency

The Malta residence programmes build on the success of Malta's reputation in attracting expatriates seeking an alternative residence base in a warm Mediterranean Island that is a member of the European Union. Amongst countless advantages, applicants of the various residence programmes may benefit from ease of travel within the Schengen Area as well as the special tax benefits which Malta has to offer.



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ISSUE 55

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New offices for Perry's letting department and property management services

This last year has been an exceptionally eventful and successful year at Perry Limited with the company registering a 50% increase in turnover from the previous record year. We are also proud to announce the opening of a new state-of-the-art office wing at our head office designed to accommodate our expanding letting department and successful property management services company. With a long standing presence in the local real estate market and reputation for excellence, this expansion marks a new chapter for our company and we look forward to many more years of growth.

This new office wing has also become home to our well established property management services company – Perry PMS Ltd offering both prospective and existing clients a comprehensive service. Ms Luisa Busietta who comes with a wealth of

experience and knowledge of the property market, having worked at Perry Ltd for over twelve years in various capacities has been appointed manager of Perry PMS. This company has fast become a leading management company in the high-end market dealing with the most discerning clients.

We hope you enjoy this latest edition of our publication displaying some of Malta's finest homes currently on offer both for sale and for rent. Should you be interested in property for sale or for rent, would like to list your property with us or would like to discuss our specialised management services please contact our professional and experienced team. It would be a pleasure to assist you with your property matters in every way possible.

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Front Cover: Tower Road,
Sliema, opposite Perry Limited
head office (2005)

BORG MANDUCA, JOHN

Oil on canvas (39 x 58cm) Private collection -
Malta



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ZEBBUG

A truly enchanting HOUSE OF CHARACTER, possessing immense charm and character, located in this quaint village close to all amenities. Meticulously converted this remarkable residence enjoys excellent accommodation, which comprises of an impressive grand entrance hall which opens onto an enclosed courtyard, large mill room (sitting room) having double height arched ceilings with a unique glass loft and a functional fireplace, separate dining room, another living room, fully equipped modern kitchen/breakfast which opens onto the outdoor al fresco area with a swimming pool and deck area, guest toilet, a beautiful glass staircase leading to the upper floor, four bedrooms all with en-suite bathrooms, master bedroom with en-suite, walk in robe and a back balcony. A truly exquisite residence with many extras, underfloor heating throughout, air conditioning, solar panels, firewood heating and much more.

SOLE AGENTS | Ref: HC700024 | Offered at: €945,000



SLIEMA

SOLE AGENTS | Ref: FA700012 | Offered at: €750,000

A very spacious 5th floor APARTMENT enjoying the most superb unobstructed sea and promenade views. Floor plan comprises of a hall, large L-shaped sitting/dining, kitchen/breakfast, separate living room/study, large master bedroom with bathroom en-suite, a further 2 bedrooms, bathroom, box room/laundry and rear terrace.



RABAT

Ref: HC02836 | **Offered at:** €2,100,000

A beautifully converted detached COUNTRY RESIDENCE having a combination of old architectural features and contemporary finish, set on 2,600 square metres enjoying open panoramic country views. Accommodation comprises entrance hall, large sitting/dining room, fitted kitchen/breakfast, 4 bedrooms, 2 en-suite bathrooms, guest cloakroom, utility room, driveway leading to a 3-car garage and surrounding grounds including a large swimming pool with ample leisure and entertaining areas.



SLIEMA – TIGNE POINT

Prime location in one of Malta's leading luxury developments, a PENTHOUSE positioned directly on the seafront with majestic unobstructed views of the 'European City of Culture 2018' Valletta and the harbour. New and in an advanced stage of finish the spacious accommodation comprises of a hall, large sitting/dining area with a large terrace, kitchen/breakfast, living room, guest toilet, direct seafront master bedroom suite, 2 further bedrooms, both with en suites, laundry, pantry and a wonderful private swimming pool with a large decking area; ideal for entertaining. Also included is a spacious 2 car lock-up garage.

SOLE AGENTS | Ref: PH600069 | Offered at: €2,750,000



SLIEMA

SOLE AGENTS | Ref: FA600302 | Offered at: €850,000

A sea front, wide fronted, spacious, beautifully planned fourth floor FLAT enjoying stunning views of St Julian's bay. Comprises of wide hall/ reception, sitting room, dining room, separate kitchen, 3 double bedrooms, 2 bathrooms (1 en-suite), box room and a front and back balcony.



ST JULIAN'S

SOLE AGENTS | Ref: MA600048 | Offered at: €450,000

The Village - A luminous semi detached MAISONETTE, enjoying valley views from its large back terrace, set in this most sought after location 'The Village' close to Spinola Bay St Julian's, cafes, restaurants and promenade. Immaculately finished throughout, spread out on approx. 180sqm, accommodation comprises of a large welcoming entrance reception hall, open plan modern kitchen/living/dining room which opens onto the back terrace, three double bedrooms, master with en-suite, main bathroom and utility room. Garage optional.

GOZO

A cliff edge VILLA perched on high grounds and commanding amazing views of Ramla Bay and the sea beyond, from its 4,000 square metres 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/breakfast, living/dining, large sitting taking in amazing views, guest toilet, 5 bedrooms (all with en-suite), sprawling terraces, wells, water heater, solar panels and a large parking area with a shaded car-port. A truly wonderfully located property.

SOLE AGENTS | Ref: DV600032 | **Further details on request**





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SAN PAWL TAT-TARGA

Ref: BD600012 | **Offered at:** €2,500,000

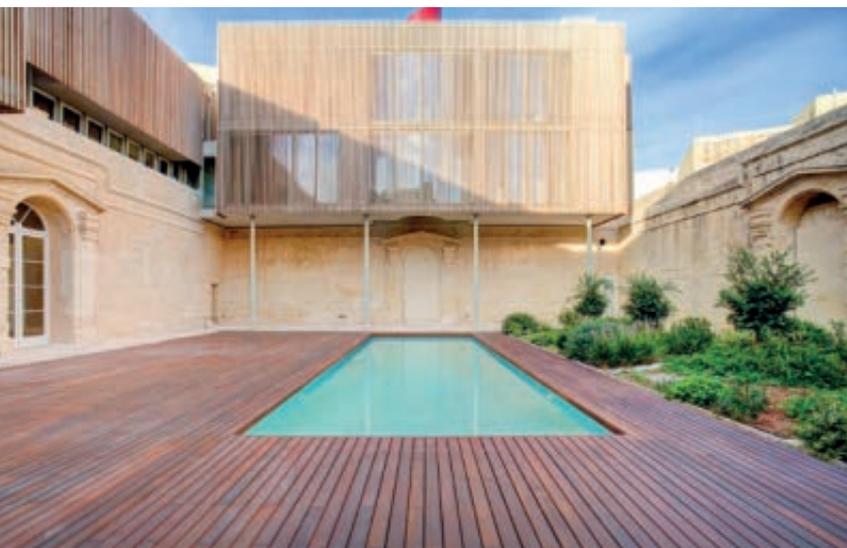
Definitely one of the finest properties in this elite residential villa area, this luxurious DETACHED BUNGALOW, is surrounded by a mature landscaped garden, includes a large swimming pool with spacious deck area and adjacent patios perfect for entertaining. Set on foot-print of approx. 2,000sqm, accommodation comprises of a welcoming entrance hall, spacious open plan sitting/dining room, family room which opens onto a front terrace overlooking the pool area, fully equipped fitted kitchen/breakfast room, 4 double bedrooms all with terraces, master bedroom with en-suite bathroom and spacious walk in robe, another en-suite bathroom which serves two bed rooms, guest toilet and laundry room. The property includes a large basement with its own independent entrance, garage with ample storage, solid parquet/marble floors, air conditioning and much more.



SLIEMA – FORT CAMBRIDGE

SOLE AGENTS | **Ref:** PH00525 | **Offered at:** €1,100,000

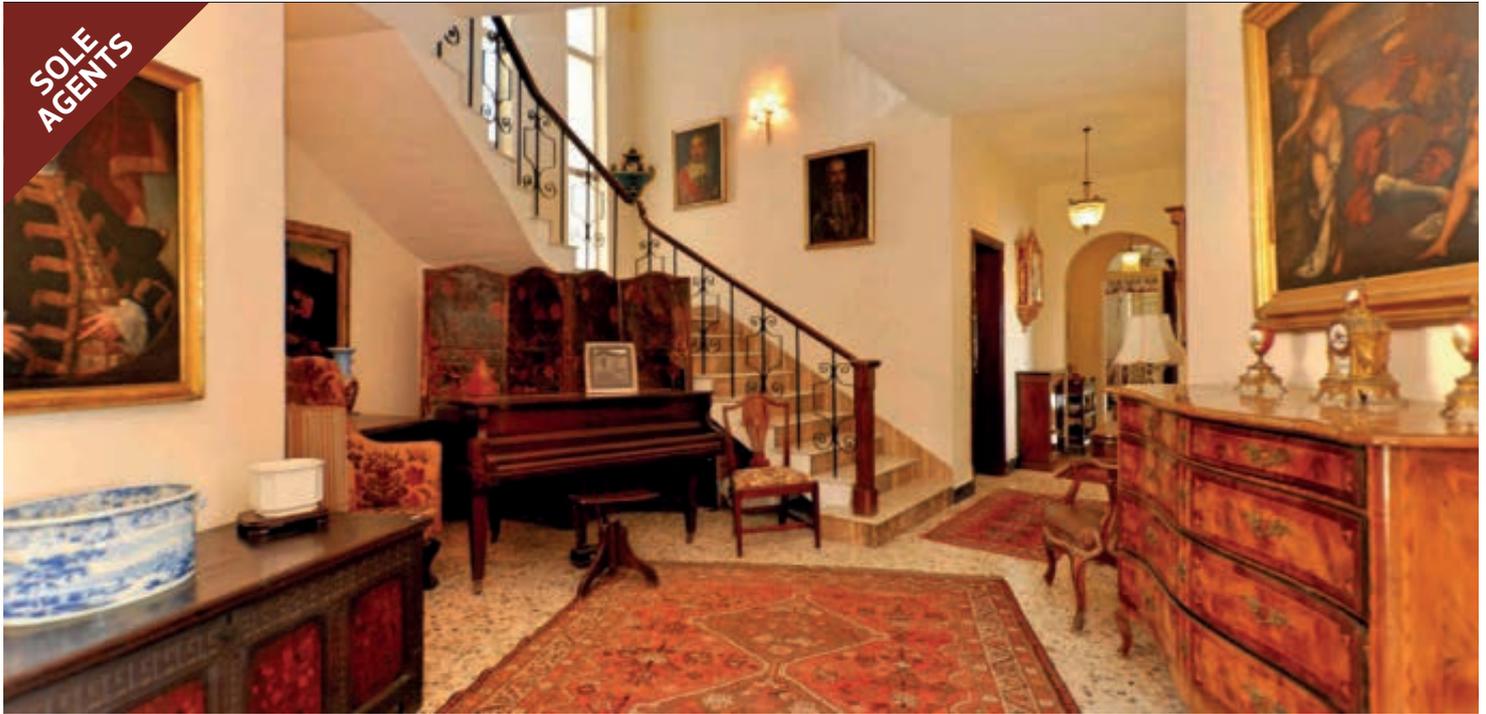
A beautiful PENTHOUSE situated on a high floor of a modern contemporary development having unobstructed panoramic views of Manoel Island, Valletta and Sliema creek. Accommodation comprises hall, sitting/dining room, kitchen/breakfast opening onto a terrace, 2 double bedrooms (main with en-suite), bathroom, laundry, box room, a large private roof and underlying secure garage space. The property has easy access to shopping, transportation, fine dining, cafes, beaches and residents benefit also the use of a large swimming pool and 24 hour security service.



NAXXAR

An enchanting double-fronted corner Palazzo, expertly converted whilst retaining much of its old charm making it a very unique residence. This majestic property is situated in the most delightful and sought after vibrant village and is close to all local amenities. The accommodation features an entrance hall, a formal sitting/dining room with a functional fireplace which overlooks the pool area, library/study, a brand new high specification kitchen/breakfast room, living room, 5 bedrooms, 5 bathrooms and a utility room. There is also an outdoor garden with a superb swimming pool and deck area, shower room and toilet plus a 1 bedroom annex as well as a garage, underfloor heating throughout.

Ref: HC600049 | **Offered at:** €2,900,000



KAPPARA

SOLE AGENTS | Ref: DV600024 | Offered at: €945,000

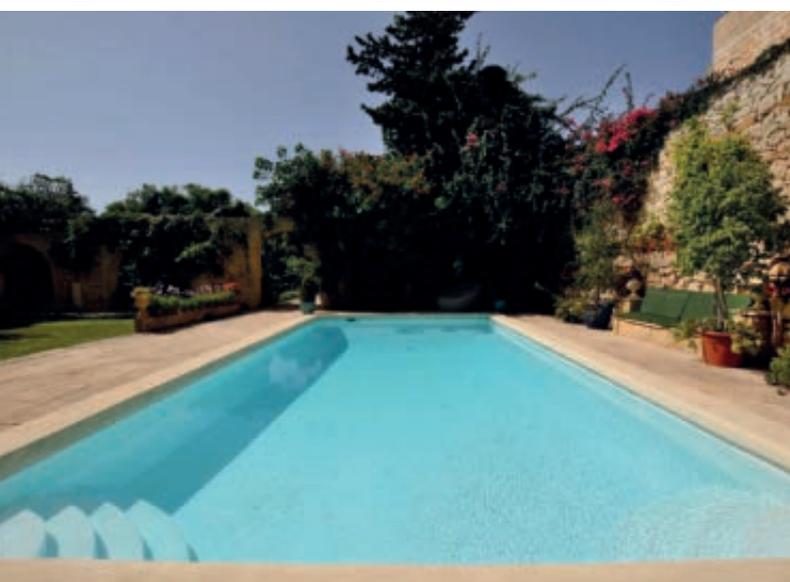
A FULLY DETACHED VILLA surrounded by delightful mature trees, situated in one of the best streets of this residential locality. Attractive and spacious layout comprising of a wide hall/reception, sitting room, separate living room, kitchen/dining room, shower/toilet, 4 bedrooms, 2 bathrooms, surrounding garden and terraces, some with open views, and a driveway leading on to 2 garages.



SLIEMA

SOLE AGENTS | Ref: FA600249 | Offered at: €890,000

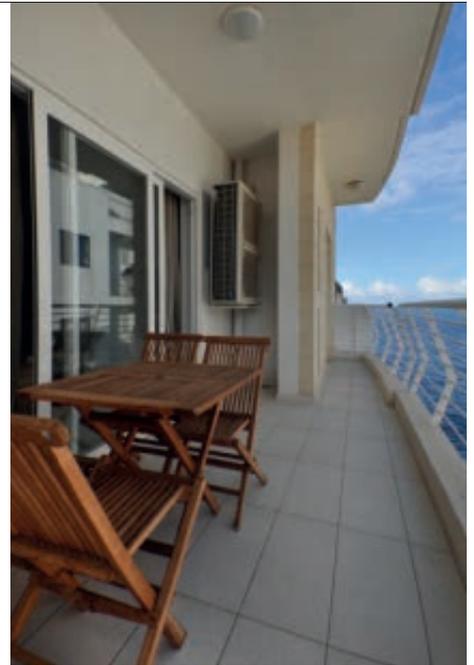
This high floor, luxurious APARTMENT measuring 280sqm and enjoying unobstructed panoramic sea and harbour views of the picturesque Sliema creek and the 16th century Valletta Bastions. Accommodation comprises open plan kitchen/sitting/dining leading out onto a good sized terrace, guest toilet, laundry room, 3 double bedrooms all with en-suite bathrooms and two with walk-in wardrobes. Property also includes an underlying car space.



ZEJTUN

A most spectacular 18th century PALAZZO built on an area in excess of 2,000sqm and being offered in immaculate condition, including stunning landscaped gardens, beautiful lawns, walkways and a large private pool with ample entertaining area throughout. Accommodation comprises an impressive welcoming hallway, a grand sitting room, study/reading room, separate dining room, everyday living room, a modern fitted kitchen/breakfast, 5 bedrooms, (master suite with walk-in and modern bathroom), two further shower rooms, PVC double glazed apertures, underfloor heating in some rooms, marble flooring and more.

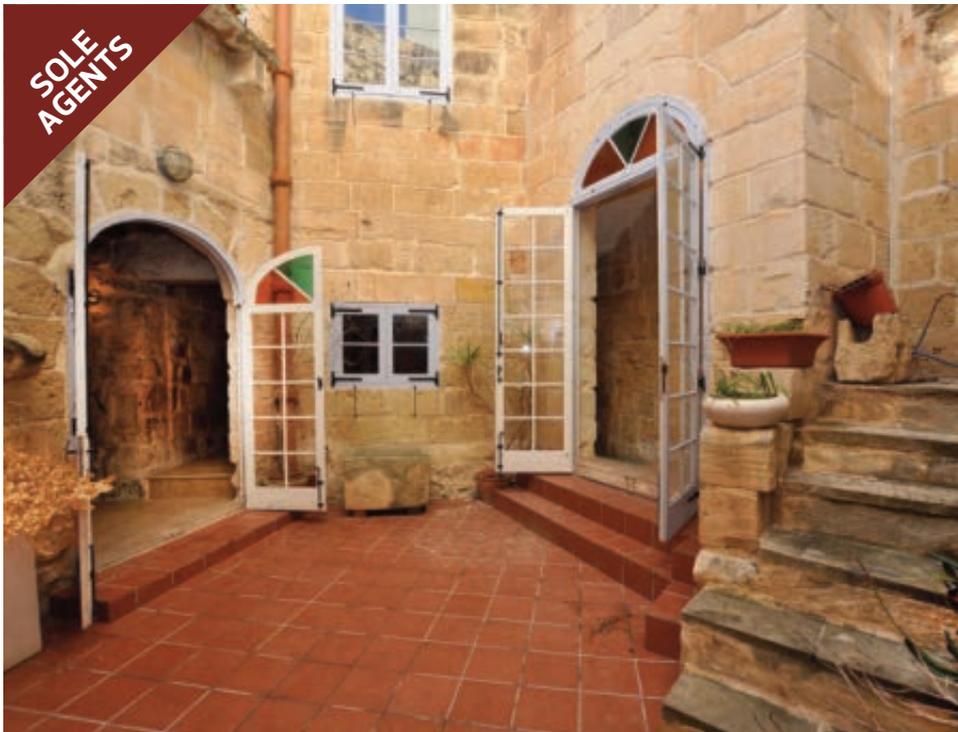
Ref: HC600017 | **Offered at:** €3,600,000



SLIEMA

SOLE AGENTS | Ref: FA600350 | Offered at: €575,000

New on the market. We are proud to have been appointed as SOLE AGENTS for an exceptional APARTMENT located within a newly constructed, attractive and modern building. Providing contemporary living of approximately 116sqm and benefiting from floods of natural light the apartment enjoys a high floor position and delightful sea views from its sizable terrace. Accommodation comprises open plan kitchen/sitting/dining leading onto the terrace, 2 double bedrooms (main with en-suite) and guest bathroom.



SAN GWANN

SOLE AGENTS | Ref: HC600077 | Offered at: €475,000

A south facing, double fronted HOUSE OF CHARACTER centrally situated close to all amenities enjoying a comfortable floor plan with each room surrounding a central courtyard. Comprising of a hall, sitting/dining, fitted kitchen/breakfast, living room, study, guest toilet, 3 bedrooms, main bathroom, shower en-suite, laundry, cellar and an interconnecting 3/4 car garage.



ZEBBUG

A pleasure to offer for the very first time a truly impeccable well kept HOUSE OF CHARACTER boasting a wide façade and a delightful floor plan, enjoying all the downstairs rooms overlooking the always sunny swimming pool and garden. Recently meticulously converted to the highest specifications it is offered fully furnished with best quality interiors and numerous extras such as air conditioning throughout, alarm system and satellite television. The entrance is a wonderful welcoming hallway with a double heighted ceiling, sitting/dining room with fireplace, separate living room and a fitted kitchen/breakfast room. The sleeping quarters comprise of a large master bedroom with en-suite bathroom and jacuzzi, 2 guest bedrooms with a walkout onto a lovely wide terrace, shower room and guest toilet. At roof level one finds an equipped study with 2 adjoining roof terraces taking in open country views. An underlying basement making a wonderful wine cellar further compliments this outstanding home. It is excellently located in the quieter part of the village with ample parking facilities.

SOLE AGENTS | Ref: HC02178 | Offered at: €560,000



MADLIENA | Ref: DV01241 | P.O.R.

A marvellous fully DETACHED VILLA, set on approximately 1,600sqm and situated in this most prestigious residential location enjoying magnificent views as far as Comino, Gozo and the open sea. Accommodation comprises a wide imposing hall, large sitting/dining and library, kitchen/breakfast and living room, pantry, 4 bedrooms en-suite, 2 guest cloakrooms, laundry, large terraces all around, 1-bedroomed flatlet, garden, swimming pool, 5-car garage and a spacious driveway.



ST JULIAN'S | Ref: FA07227 | Offered at: €2,300,000 each

To be sold as one or separate these 2 enormous interconnecting 4 bedroomed APARTMENTS, having a most original spacious layout each measuring approximately 400sqm, high ceilings, large sunny terraces overlooking a wonderful piazza and unobstructed views of the bay and beyond. Immaculately finished, these apartments include an alarm system, intelligent lighting, double glazed apertures, imported traditional windows and door shutters, solar heating, air-conditioned throughout and loads more. A viewing is more than a must!



SLIEMA | Ref: FA600250 | Offered at: €1,700,000

A beautifully renovated seafront APARTMENT enjoying style, elegance and unobstructed sea views from its wide fronted terraces. Accommodation comprises open plan spacious formal sitting/dining area, study, living, kitchen/breakfast, 3 double bedrooms, 2 bathrooms (1 en-suite), large laundry/utility and two underlying car spaces.



ST JULIAN'S | Ref: FA600333 | Offered at: €1,250,000

Portomaso – A spacious corner apartment overlooking the yacht marina and The Hilton hotel resort. Recently refurbished and being sold fully furnished accommodation comprises entrance hall, open plan sitting/dining, kitchen/breakfast, 4 bedrooms, 4 bathrooms (2 en-suite), laundry, front balcony and back balcony enjoying sea views and 2 underlying car-spaces.



ZEBBUG | Ref: HC02890 | Offered at: €2,300,000

An outstanding 18th century PALAZZO enjoying many architectural features such as a wide fronted facade, high ceilings, a vaulted arched entrance hall leading to a large mature garden (approximately 2,800sqm), beautifully landscaped with a variety of citrus trees and other different plants and trees. Accommodation comprises large rooms in the form of sitting, dining, kitchen/living, study, 4/5 bedrooms all with possibility of en-suite bathrooms, guest toilet and numerous utility rooms.



MDINA | Ref: HC02464 | Offered at: €1,400,000

Situated in this enchanting 'silent' city (former capital) is this wonderful HOUSE OF CHARACTER having numerous authentic features and enjoying a delightful layout, exceptional breathtaking views and a garden. Accommodation comprises wide entrance hall, sitting, dining, study, living, kitchen/breakfast, a lovely sun terrace enjoying fantastic views from the bastions, 4 bedrooms, bath/shower en-suite, 2 shower rooms, laundry, utility, another kitchenette and a courtyard.



SIGGIEWI | Ref: HC500028 | Offered at: €1,600,000

A large FARMHOUSE set on approximately 6,000sqm, enjoying mature gardens with lawns and around 150 olive trees, carob trees and many others. Property comprises entrance hall, kitchen, living/dining, main bathroom, 2 bedrooms and a permit in hand to build a further 2 bedrooms and a large swimming pool with changing room and toilet/shower facilities. Property also enjoys a large comfortable car-port.



ATTARD | Ref: HC600031 | Offered at: €1,795,000

A truly unique, HOUSE OF CHARACTER enjoying a delightful mature garden and a sprawling finish throughout. Accommodation comprises an attractive hall, sitting, dining, living, loft (extra living), study, kitchen/breakfast, ample storage rooms, 3 guest toilets, 4 double bedrooms, 2 bathrooms (master en-suite with walk-in), laundry, several terraces, central courtyard, large swimming pool with ample entertaining area, interconnecting 2-car garage and a 2 car carport.



BIDNIJA | Ref: HC600068 | Offered at: €850,000

Located in this tranquil area, an enchanting 300 year old HOUSE OF CHARACTER situated close to every day amenities. Accommodation comprises entrance hall, sitting, dining, study, kitchen/breakfast, 3 double bedrooms, shower room en-suite, 3 bathrooms, guest toilet, terrace, back garden with swimming pool and entertaining area.



ZEJTUN | Ref: HC100035 | Offered at: €895,000

A most imposing TOWNHOUSE situated close to all amenities and having a beautiful spacious floorplan featuring a large mature garden with ample space for a swimming pool and plenty of entertaining area. Accommodation comprises welcoming hall, sitting/dining, kitchen/breakfast, study, living area, 3 bedrooms (2 bathroom/shower en-suite), main bathroom and a good sized central courtyard.



BALZAN | Ref: HC600103 | Offered at: €1,700,000

This truly remarkable 19th century PALAZZO is situated on approximately 1,000sqm and includes a mature garden with various fruit trees, ample space for a large swimming pool within its own secluded area, a large stunning facade and grand rooms throughout. Comprises elegant wide entrance hall, lateral rooms (sitting and study), dining, kitchen/breakfast with an adjacent scullery, guest toilet, living, 4 large bedrooms, main bathroom, family living room and a large terrace overlooking the garden.



NAXXAR | Ref: HC600107 | Offered at: €1,100,000

An outstanding HOUSE OF CHARACTER retaining lots of authentic features and situated in the heart of this popular village. Accommodation comprises arched entrance hall, central courtyard, formal sitting (mill-room) with a fireplace and a loft used as a library, formal dining, kitchen/breakfast, study, 4 bedrooms (all with en-suite), outdoor terraces, guest toilet, cellar and a private back garden with ample space for a swimming pool.

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PORTOMASO

Portomaso in the St Julian's area of Malta is widely considered to be the most exclusive residential, business and leisure development on the Island. This seafront development features over 420 luxury apartments, a 23 floor business tower, a conference venue, underlying car-parking and to top it all an incredible Yacht Marina. There are a selection of apartments and penthouses. Prices and more details on request.

TIGNE POINT

One of Malta's leading seafront developments known for its fantastic selection of high-end apartments and penthouses with underlying car parking and a wealth of other amenities including the spectacular residents only swimming pool, 'The Point' shopping centre and various cafes and restaurants all within easy reach. This residential complex is positioned in a prime location and many of the properties have incredible views to Valletta and beyond to the open sea.



FORT CAMBRIDGE

'Designed to encapsulate Mediterranean tranquility' these seafront apartments, duplexes and penthouses are extremely luxurious with their own private swimming pool, fitness centre, indoor pool and 24 hour security. Its location means that residents are also right next the biggest shopping mall in Malta – 'The Point' and all the restaurants and cafes around the piazza. There is also underlying parking. Prices and more details on request.

TAS-SELLUM

Tas-Sellum Residence is built by the same developers as the highly regarded Portomaso complex in St Julian's and is situated in Mellieha right next to one of the best beaches in Malta. We have a selection of prestigious properties available within this development with features that include landscaped gardens and 3 communal swimming pools as well as underlying parking. Prices and more details on request.



MELLIEHA

Ref: FA07279 | **Offered at:** €495,000

A luxurious and spacious APARTMENT located in this unique setting enjoying the use of a communal swimming pool surrounded by lovely unobstructed sea-views. Accommodation comprises a large open plan kitchen/dining/living leading out onto a good sized seafront terrace, 3 bedrooms, 2 bathrooms (1 en-suite), guest toilet, utility room and an underlying garage.



SLIEMA

Ref: FA07935 | **Offered at:** €850,000

A new elite development in a prime seafront position on The Strand offering a "blend of contemporary design" with uninhibited views across Sliema Creek, Manoel Island and beyond to the Unesco world heritage capital city of Valletta. There are a range of luxury APARTMENTS within this block including 2/3/4 bedroom options plus there is underlying parking and lift access.



ST JULIAN'S

Ref: FA500453 | **Offered at:** €880,000

A wide fronted, furnished APARTMENT within Portomaso complex enjoying amazing marina views complimented by a large terrace ideal for entertaining. Accommodation comprises hall, sitting/dining room, fitted kitchen, 3 double bedrooms (main with bathroom en-suite and enjoys Marina views) main bathroom and a private 1 car space.



SLIEMA

Ref: FA600304 | **Offered at:** €495,000

A direct seafront APARTMENT situated on the third floor and enjoying wonderful unobstructed views of the beach below and the sea beyond. Accommodation comprises hall, sitting/dining, kitchen/breakfast, 3 bedrooms, main bathroom and front and back balconies.



SLIEMA

Ref: PH500099 | **Offered at:** €1,500,000

Enjoying unobstructed sea-views from its large front terrace this fantastic PENTHOUSE is being offered in shell form and enjoys this superb location close to all amenities. Once finished accommodation would comprise entrance hall, open plan kitchen/living/dining, 3 bedrooms, 2 bathrooms (1 en-suite), a 2 car garage and its own airspace.



SLIEMA

Ref: FA600150 | **Offered at:** €895,000

A recently built SEAFRONT APARTMENT enjoying unobstructed views and forming part of a small block. Accommodation comprises of an open plan kitchen/sitting/dining leading on to a good sized balcony, 3 bedrooms, 2 bathrooms (1 en-suite), guest toilet, laundry room and an underlying 1 car lock up garage.



SLIEMA

Ref: FA600209 | **Offered at:** €1,650,000

Tigne Point – A magnificent seafront, corner APARTMENT situated within this modern development including a variety of facilities, such as security services, fitness clubs, restaurants and shopping centre. Accommodation comprises of a welcoming hall, open plan kitchen/sitting/dining leading out onto a large sunny terrace (ideal for entertaining), 3 bedrooms, 2 bathrooms (1 en-suite), box room/laundry and 1 underlying car space.



SLIEMA

Ref: FA600401 | **Offered at:** €1,390,000

A magnificent 4-bedroom APARTMENT having a floor area of 250sqm and enjoying fantastic sea-views from its large front terrace. Accommodation comprises an elegant open plan sitting/dining, larger than usual kitchen/breakfast, 4 bedrooms, 2 bathrooms en-suite, main bathroom, laundry and 2 underlying car-spaces (one lock-up) and 2 unusual store rooms measuring 40sqm.



SLIEMA

Ref: PH600051 | **Offered at:** €1,200,000

A beautiful seafront PENTHOUSE having a wide frontage of 35 feet enjoying panoramic sea and promenade views from its large front open plan room and terrace. Accommodation comprises hall, kitchen/sitting/dining, 2 double bedrooms, 2 bathrooms (both en-suite), guest toilet/laundry room and back terrace. The property will be finished to high specifications and also has the possibility for another bedroom.



DINGLI

Ref: BD600004 | **Offered at:** €875,000

A truly remarkable detached COUNTRY RESIDENCE set amongst this glorious countryside secluded with peaceful surroundings, situated in the north of the Island. Accommodation comprises open plan kitchen/living/dining with large apertures enjoying lovely country views, 3 bedrooms, 2 bathrooms (1 en-suite), guest toilet, laundry, large back garden, swimming pool with ample entertaining area and an underlying basement/5 car garage and a flatlet.



SAN PAWL TAT-TARGA

Ref: SV100026 | **Offered at:** €1,400,000

A stunning corner VILLA designed for modern living and providing luxurious accommodation, ample entertaining area and enjoying excellent views. Accommodation comprises a welcoming hall, sitting, dining, kitchen/breakfast/living leading out onto a swimming pool/surrounding mature garden, 3/4 bedrooms, 2 shower rooms (1 en-suite), utility/laundry, guest toilet, 2 storage rooms, 10-car garage and a car port.



SAN PAWL TAT-TARGA

Ref: DV600015 | **Offered at:** €1,600,000

Birguma – A one of a kind FULLY DETACHED BUNGALOW perched on the cliffs edge and enjoying unobstructed views of the countryside and the sea beyond. Being sold in shell form, accommodation comprises entrance hall, kitchen/sitting/dining, 3 bedrooms (all having a bathroom/shower en-suite), guest toilet, large basement/flat-let, underlying 4 car garage, garden and swimming pool.



MELLIEHA

Ref: DV600027 | **Offered at:** €1,600,000

Santa Maria Estate (Mellieha) – A fully detached property situated right on the sea front, presently divided into maisonettes enjoying a total of 14 bedrooms, 8 bathrooms, 6 living rooms and 6 kitchens, ideal as an investment for rental purposes or as a seafront site to build a fully detached bungalow with basement and swimming pool.



MELLIEHA

Ref: SV600037 | **Offered at:** €1,000,000

An opportunity to acquire this wonderful VILLA built on a plot of 500sqm and enjoying open valley views. Finished to high specifications and being sold fully furnished accommodation comprises open plan kitchen/dining, living, 4 bedrooms, 2 bathrooms (1 en-suite), shower room, garden with a swimming pool and ample entertaining area, a large basement/garage for 5 cars.



KAPPARA

Ref: SV00813 | **Offered at:** €550,000

A lovely spacious VILLA situated in the best location of this highly residential area. Accommodation comprises hall, large sitting/dining room, kitchen/breakfast, living room, 4 bedrooms, 2 bathrooms (1 en-suite), utility room, laundry, mature and good sized garden and a drive way leading to a 3-car garage.



BALZAN

Ref: SV600034 | **Offered at:** €650,000

A unique opportunity to purchase a newly built SEMI DETACHED VILLA with an underlying inter-connecting two car garage and situated in this quiet residential area close to all amenities. Accommodation comprises sitting/dining, kitchen/breakfast, guest toilet, 3 spacious bedrooms (master with en-suite), main bathroom, laundry, a yard and a two car garage. Freehold.



MELLIEHA

Ref: BS600002 | **Offered at:** €950,000

An opportunity to acquire this upcoming DETACHED BUNGALOW on approximately 950sqm having a modern concept design and situated just moments away from popular beaches and amenities. Being offered in shell form, accommodation will comprise open plan kitchen/living/dining leading onto the swimming pool/surrounding garden area, 3 bedrooms (main with walk-in wardrobe), 2 bathrooms, laundry and large basement/garage with ample storage space.



KAPPARA

Ref: DV600035 | **Offered at:** €580,000

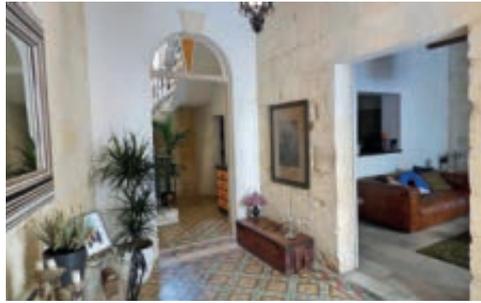
A bright and spacious, corner VILLA surrounded by garden and terraces and situated in this highly regarded residential area enjoying views from the upper floors. Accommodation comprises entrance hall, sitting/dining, living, study, kitchen/breakfast, 3 bedrooms, 2 bathrooms (1 en-suite), shower, guest toilet, laundry, utility rooms, an underlying flatlet with independent entrance, a 4-car garage with driveway and a lift shaft serving to all levels. Being sold in advance shell form.



RABAT

Ref: HC600066 | Offered at: €420,000

A double fronted period TOWNHOUSE located in this historic town centre having amazing potential to be converted into a beautiful 3/4 bedroomed home. Spacious accommodation comprises of large bright rooms leading onto a larger than usual private garden with ample space for a swimming pool and entertaining area and upstairs one finds large bedrooms enjoying high ceilings, a stone staircase (garigor) and a typical Maltese balcony.



LIJA

Ref: HC600097 | Offered at: €330,000

A bright and spacious double fronted HOUSE OF CHARACTER located in the heart of this much sought after residential area. Accommodation comprises entrance hall, lounge/dining, kitchen/breakfast, small internal yard, guest toilet/cloakroom, a spacious cellar, master bedroom with walk-in, big unconverted bathroom and a single bedroom. Possibility of a roof terrace and perhaps a small plunge pool. A great buy!



B'KARA

Ref: HC600057 | Offered at: €430,000

A charming, unconverted HOUSE OF CHARACTER having an abundance of features and a large garden with ample space for a swimming pool and entertaining area. Once converted, accommodation would comprise entrance hall, study, sitting/dining and kitchen/breakfast both opening onto the garden, 3 double bedrooms (master with walk-in wardrobe and terrace), 3 bathrooms (2 en-suite), guest toilet, wash-room, tool shed, cellar and a 2 car lock-up garage.



SIGGIEWI

Ref: HC600090 | Offered at: €795,000

A bright and excellently converted HOUSE OF CHARACTER combining the old architectural features with a modern concept design. Accommodation comprises entrance hall, study, kitchen/breakfast, living, dining all leading to the swimming pool/leisure area, 3 double bedrooms (all with en-suite and master also includes a walk-in wardrobe/dressing room), laundry/games room and a garage.

ZEBBUG

Ref: HC600051 | Offered at: €695,000

A lovely HOUSE OF CHARACTER located in a quaint alley enjoying complete privacy and serenity away from the town centre yet within easy walking distance to all amenities. Property comprises welcoming hall, large sitting, fully equipped kitchen/breakfast, a fantastic garden with swimming pool and ample entertaining area, 5 double bedrooms all with en-suite and spacious sunny terraces throughout.

ZEJTUN

Ref: HC02111 | Offered at: €725,000

A luxuriously finished HOUSE OF CHARACTER having a most attractive and spacious layout and enjoying lots of light having 2 entrances and a garage. Accommodation comprises hall, sitting/dining with fireplace, living, study, kitchen/breakfast, 3 bedrooms, main bathroom, shower room en-suite, guest toilet, laundry, box room, terraces and a large central courtyard with swimming pool.



LIJA

Ref: HC600052 | Offered at: €730,000

An imposing, corner, double fronted 18th century PERIOD RESIDENCE possessing beautiful architectural features and situated in an excellent residential area and close to all amenities. Luxuriously finished and retaining a blend of traditional and contemporary styles, accommodation comprises wide arched hall way, sitting, dining, living, kitchen/breakfast, 4 double bedrooms, 3 bathrooms en-suite, guest toilet, 2 storerooms, laundry and a private mature back garden.

ZURRIEQ

Ref: HC500054 | Offered at: €795,000

An impeccably kept, 350 year old HOUSE OF CHARACTER still retaining most of its original features, such as high ceilings, wooden beams, flagstone flooring and more. Accommodation in the form of hall, spacious kitchen/living area, formal sitting/dining, a 4th bedroom/study or library, 3 double bedrooms (all with en-suite), swimming pool with ample entertaining area, 3 separate small terraces (one with a Jacuzzi), an internal yard and a garage.

NAXXAR

Ref: HC600098 | Offered at: €890,000

A stunning HOUSE OF CHARACTER enjoying bright and spacious rooms throughout, a delightful garden with a swimming pool and surrounding entertaining area. Recently restored, combining old features with a modern concept design, layout comprises entrance hall, central courtyard, sitting, dining, kitchen/breakfast, pantry, 4/5 bedrooms (master with walk-in closet and en-suite bathroom), 2 bathrooms en-suite, guest bathroom, cloakroom, an underlying cellar, laundry and terraces.



SANTA VENERA

Ref: TH600014 | **Offered at:** €465,000

A corner, wide fronted TERRACED HOUSE designed to maximise both space and natural light and situated close to all amenities. Accommodation comprises hall, sitting/dining, kitchen/breakfast, 3 bedrooms, 3 bathrooms (1 en-suite), central yard, laundry and a large roof terrace perfect for entertaining. A front patio and garage with storage space completes this superb home.



SLIEMA

Ref: FA600271 | **Offered at:** €495,000

A wonderful spacious, well kept APARTMENT located in an elegant block, just off the promenade and moments away from central Sliema offering residents easy access to all amenities. On entering one finds a sitting/dining room complete with balcony, kitchen/breakfast, living/study area, 3 bedrooms (master with shower en-suite), main bathroom, laundry room, rear terrace and a 2 car lock-up garage.



MADLIENA VILLAGE

Ref: FA600271 | **Offered at:** €665,000

A magnificent and luxurious APARTMENT enjoying breath-taking valley and distant sea views. Accommodation comprises welcoming hall, sitting/dining leading onto a terrace perfect for entertaining, kitchen/breakfast, guest toilet, 3 bedrooms (main with en-suite walk-in wardrobe and terrace), main bathroom, box room, store room, laundry and a 2 car lock-up garage.



SLIEMA

Ref: FA500500 | **Offered at:** €575,000

A well located seafront APARTMENT enjoying picturesque views of Manoel Island and the Valletta capital. Accommodation comprises of a spacious hall, living/dining, balcony overlooking the promenade, kitchen/breakfast, 3 bedrooms, guest bathroom, main bathroom, box room and a back balcony.



ST JULIAN'S

Ref: FA600355 | **Offered at:** €390,000

A spacious and beautifully finished APARTMENT having large rooms throughout and situated on the outskirts of this much sought after location enjoying open views. Comprising of a wide hall, sitting/dining, fitted kitchen/breakfast, 3 bedrooms, bathroom, shower en-suite, laundry, 2 box rooms, balconies and an underlying 2 car garage.



ATTARD

Ref: PH600068 | **Offered at:** €730,000

A luxurious and spacious PENTHOUSE situated in this much sought after residential area and close to everyday amenities. Accommodation comprises entrance hall, spacious open plan kitchen/sitting/dining, pantry, laundry, 3 bedrooms, 3 bathrooms (2 en-suite), study, large front terrace ideal for entertaining, back terraces and an underlying lock up garage.



BALZAN

Ref: HC600099 | **Offered at:** €1,595,000

An outstanding HOUSE OF CHARACTER retaining most of its authentic features and situated in the heart of this popular village. Accommodation comprises of an authentic arched hallway, a central courtyard, formal sitting/dining (mill-room), kitchen/breakfast, living, study, guest toilet, 5 bedrooms (four with en-suite), bathroom, guest toilet, laundry, a private garden with swimming pool and entertaining area a separate two bedroomed flat-let and garage.



FLORIANA

Ref: HC700006 | **Offered at:** €470,000

A converted TOWNHOUSE currently being used as a guest-house for short-lets. Accommodation over 3 floors comprising entrance hall (reception), kitchen/breakfast, living, central courtyard, first floor there is a double height front room complete with a kitchen and mezzanine level as well as a traditional Maltese balcony plus many original architectural features. In total there are 5 bedrooms and 4 bathrooms. Viewing is essential to appreciate the layout and potential.



SLIEMA

Ref: FA600272 | **Offered at:** €1,550,000

A stylish and bright two bedroom APARTMENT in Tigne Point enjoying dramatic views and a calm, car-free environment of private gardens and courtyards. Extending to 177sqm and occupying a fantastic high floor position accommodation comprises welcoming hall, master bedroom (with en-suite bathroom equipped with jacuzzi and jet shower), guest bedroom, guest toilet, kitchen/breakfast, sitting/dining leading onto the terrace.



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THE ADELAIDE

230/231 TOWER ROAD – SLIEMA

A ground-breaking, brand new building located on one of the most privileged seafront streets in Malta on 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 and up-market restaurants. Tenants will find that getting around is highly convenient with transport links also very easily accessible. "The Adelaide" offers an inspiring opportunity to lease one of 14 fully-furnished residences, each one measuring 165sqm in size with contemporary design and cutting-edge technology to bring new levels of luxury, convenience and comfort to the local market. Each apartment offers a modern, open-plan layout whilst being beautifully finished with designer touches and interiors. Accommodation includes an entrance hall, three double bedrooms, two bathrooms (master en-suite), open plan kitchen/sitting/dining room leading onto the front terrace with the most spectacular sea views. There is also a separate laundry room including washer/dryer and guest bathroom all expertly equipped with modern conveniences including reverse-cycle air-conditioning throughout. Also available on the ground floor is an inspiring opportunity to lease an exclusive seafront office space measuring approximately 280sqm. This premium space is being offered at €300 per sqm per annum.

SOLE AGENTS | Ref: FA600185 | **Offered at:** €3,650 monthly

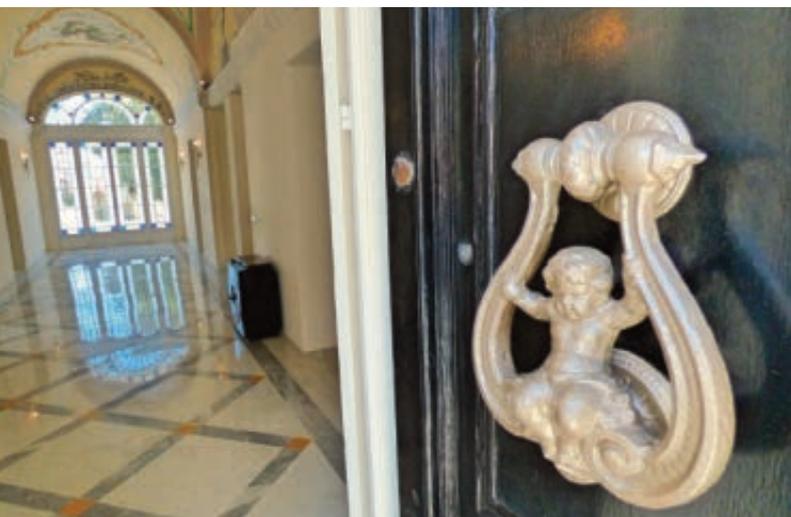
FEATURED
TO LET



VALLETTA

An opportunity to lease this magnificent fully restored HOUSE OF CHARACTER on one of the most prestigious roads in Malta and indeed the Unesco world heritage city of Valletta. This property has been meticulously designed whilst creating a wonderful balance between architectural history and modern luxury. No expense has been spared in the finish with the accommodation including a bespoke fitted kitchen and dining room with adjoining sun terrace, living room with majestic sea views of the Grand Harbour, spacious study, 3 bedrooms, 3 bathrooms and a roof terrace with incredible panoramic sea views. There is also a lift serving all floors and extensive marble flooring throughout as well as air-conditioning and much more.

Ref: HC500074 | **Offered at:** €10,000 monthly



LIJA

A unique opportunity to lease this historical PALAZZO in the village of Lija. This incredible "Grade 1" listed building has been painstakingly restored and features the latest in modern technology within an authentic 18th century noble setting. The villa's entrance leads into a barrel-vaulted hallway (paved in marble) to four reception rooms including a library, a formal sitting room, dining room, and a family TV room. Many of the rooms on the ground floor are decorated with restored frescoes, whilst the end of the hallway opens onto a grand stone terrace with stairs leading to the garden and swimming pool area. There is also a newly built annex which has a large modern kitchen, two double bedrooms (both en suite) and access to the internal yard which has a separate entrance to the road for deliveries and maintenance whilst also providing a drive-in parking area for two large cars. On the first floor there are three double bedrooms (all en-suite) whilst the master bedroom also has a dressing room. The basement has been fully restored and can be used as a gym, entertainment area and even a wine cellar. Outside there is a majestic garden with high walls and a water fountain plus traditional open sided tea rooms. There is also a brand-new swimming pool with surrounding terraces and an underground water cistern feeds the garden's automated irrigation system.

Ref: HC600088 | **Further details on request**



MELLIEHA

Ref: DV600033 | **Offered at:** €3,500 monthly
 A newly renovated DETACHED VILLA with the most breath-taking panoramic sea views of the neighbouring islands of Comino and Gozo. The accommodation features a large living space including double reception, dining room, living room, study, sitting room leading out on to an amazing terrace with infinity swimming pool and large deck/entertaining area, fully fitted kitchen and 4 bedrooms with 3 bathrooms. There is also a drive and a sheltered car-port as well as beautiful surrounding gardens.



ATTARD

Ref: SV00960 | **Offered at:** €3,500 monthly
 A spacious VILLA, newly built and never lived in, located in a quaint area of this picturesque village. Accommodation comprises sitting/dining room, living room, fully fitted kitchen/breakfast, 3 bedrooms, 3 bathrooms, guest toilet, utility room, basement, garden and swimming pool with deck area, flat-let and a 4-car garage. Property is being rented out fully furnished.



MADLIENA

Ref: DV00920L | **Offered at:** €6,000 monthly
 A DETACHED VILLA situated in this prominent area surrounded by terraces and a beautiful garden with stunning unobstructed sea and country views. Accommodation comprises sitting/dining room, fully fitted kitchen/breakfast, living room, 3 bedrooms, 2 bathrooms, cloakroom, box room, utility room and a 1-bedroom flat-let including an en-suite bathroom plus a 2-car garage and driveway.



BALZAN

Ref: HC600021 | **Offered at:** €1,600 monthly
 A beautiful period TOWNHOUSE located on one of the best streets of this sought after central village. This charming property has been recently converted to very high standards whilst retaining many of its historical features. Accommodation comprises sizable sitting room, fully fitted kitchen leading onto a backyard, 2 double bedrooms, 2 bathrooms plus a large washroom and roof terrace – ideal for entertaining.



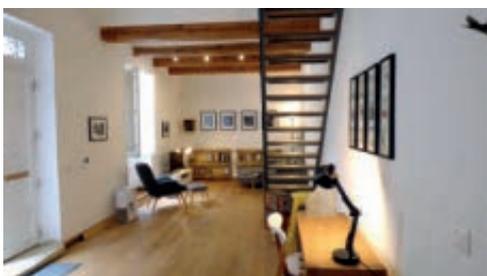
WARDIJA

Ref: HC02741 | **Offered at:** €3,500 monthly
 A spectacular converted HOUSE OF CHARACTER featuring a beautiful entrance, large dining room, separate sitting/living area, fitted kitchen with appliances, study/second living room all leading onto an outdoor dining area, guest toilet, 4 bedrooms, 2 bathrooms, laundry room. There is also a self-contained flat-let with bedroom, living room, kitchenette and bathroom, plus a surrounding mature garden and drive-way. This property enjoys complete peace and quiet as well as plenty of outdoor space.



BALZAN

Ref: HC03086 | **Offered at:** €1,950 monthly
 Elegant, double-fronted TOWNHOUSE situated in a quiet street of this popular town. Accommodation comprises hall leading onto a lovely yard, spectacular sitting room with fireplace, separate dining room and large fully-fitted kitchen, 4 bedrooms and a fantastic sun terrace overlooking the surrounding gardens. Other features include traditional patterned tiles and alarm system. Ample street parking around the property.



SLIEMA

Ref: DM600004 | **Offered at:** €1,350 monthly
 A unique 'loft style' 1 bedroom MAISONETTE in an excellent location and set within a listed building with beautiful features such as wonderful ceiling heights, wooden beams and apertures. Property comprises of an open plan kitchen/sitting/dining area with wooden flooring on ground floor as well as guest toilet and a double bedroom upstairs with an en-suite shower room.



SWIEQI

Ref: MA100023 | **Offered at:** €2,800 monthly
 A beautiful MAISONETTE located in a quiet "cul de sac" just a 10 minute walk to the St Julian's seafront. Accommodation comprises of a hallway leading onto an open plan sitting/dining area enjoying unobstructed valley views, separate fully fitted kitchen, 3 bedrooms, 2 bathrooms (master en-suite), laundry room, sitting room, a larger than usual private outdoor garden with lounge area and al fresco dining area plus a 1 car lock-up garage with lift access.



IBRAG

Ref: MA500063 | **Offered at:** €1,500 monthly
 A modern MAISONETTE with one of the most stunning swimming pool areas on the coast in this tranquil development. Accommodation includes a spacious open plan area (leading out onto a 40sqm terrace), fully-fitted and equipped kitchen, 3 bedrooms, 2 bathrooms. The property is only a short walk from the local amenities where there is a great variety of grocers, cafes and restaurants.



SLIEMA

Ref: PH600072 | **Offered at:** €5,000 monthly
An elegant PENTHOUSE with exquisite style and sophistication making it undoubtedly one of the finest luxury homes on the market. Situated in a prime location this spacious penthouse offers an abundance of light with unrivalled accommodation including a large living space with open plan fitted kitchen and sitting/dining area (leading out onto a fabulous terrace with sea views), 3 bedrooms, 3 bathrooms, study and utility room plus 2 underlying car spaces with lift access.



MADLIENA VILLAGE

Ref: PH00327 | **Offered at:** €2,500 monthly
An attractive DUPLEX PENTHOUSE finished to a luxurious standard, set in a prestigious complex having its own magnificent swimming pool, gardens and gym whilst having breathtaking sea and valley views. Accommodation comprises hall, sitting/dining room, living room, fully fitted kitchen/breakfast, 2 double bedrooms, 2 bathrooms (both en-suite), guest toilet, utility room, 2 large terraces ideal for outdoor dining and entertainment. Property is fully air-conditioned and has a garage space.



GZIRA

Ref: PH600055L | **Offered at:** €2,000 monthly
This superb modern PENTHOUSE enjoys spectacular views of the Valletta Bastions and the sea from its large front terrace. It is furnished to a very high standard and features an open plan kitchen, living and dining, 2 bedrooms and 1 shower-room, a large terrace enjoying stunning views (ideal for entertaining) and is being rented out fully-furnished.



SWIEQI

Ref: FA600339 | **Offered at:** €1,400 monthly
A modern, furnished APARTMENT served with lift, featuring an open plan living/kitchen/dining area leading onto front balcony, a back terrace, spare shower room, 3 bedrooms (main with en-suite) Items included are TV, washing machine and dishwasher. Property also comes with 1-car space, air-conditioning throughout and equipped with all modern facilities.



SLIEMA

Ref: FA600395 | **Offered at:** €5,000 monthly
An exceptional SEAFRONT APARTMENT in a prime location in Sliema, providing contemporary living with breath-taking views. The apartment has an impressive open plan kitchen/sitting/dining leading out on to a seafront terrace, 2 double bedrooms, 2 bathrooms, laundry room, guest toilet and private leisure facilities including gym, games room and bar all fully equipped with top-end equipment. Property also includes 2 underlying car spaces.



SLIEMA

Ref: FA600388 | **Offered at:** €950 monthly
A brand new, modern APARTMENT situated in one of the best areas and just seconds away from the seafront. The property includes a fully equipped kitchen with appliances/living room with reclining sofa/dining room and laundry facilities, double bedroom, bathroom en-suite and balcony. Properties are being leased fully furnished and fully air-conditioned.



VALLETTA

Ref: FA600198 | **Offered at:** €2,600 monthly
A contemporary APARTMENT designed by one of Malta's leading architects in a sought after residential area yet just a short walk away from the city centre, featuring an entrance hall, open plan kitchen/dining/living area complete with a wonderful balcony area, 2 bedrooms, 2 bathrooms (both en-suite) and a guest toilet. This property also features under floor heating, air conditioning and many original features including a traditional Maltese balcony.



TIGNE POINT

Ref: FA500222 | **Offered at:** €4,800 monthly
This immaculate new property in one of the most exclusive developments on the island, confidently boasting a high-quality finish and a luxurious living environment. The open plan lounge/kitchen/dining leads out onto a 130sqm wrap-around sun terrace while there are 3 double bedrooms, 2 bathrooms (master en suite) and a utility room.



ST PAUL'S BAY

Ref: FA600329 | **Offered at:** €1,900 monthly
A spectacular APARTMENT located on a high floor enjoying fantastic open sea views and forming part of the most prestigious block of apartments with luxurious accommodation including an open plan kitchen/sitting/dining with a sun terrace, 2 double bedrooms, 2 bathrooms and underlying 1 car garage on street level. The seafront promenade across the street, provides long, scenic walks from St Paul's Bay all the way to Qawra Point.



VALLETTA

A magnificent and listed period TOWNHOUSE which has just undergone a beautiful restoration and detailed refurbishment. The house benefits from outstanding and dramatic views over the grand harbour and majestic fortifications. The property is one of the largest houses in what is generally acknowledged as one of the finest and most privileged business and residential addresses in Malta. Benefits include the unique period features and the rare advantage of private parking as well as additional floors creating room for expansion which provide further large rooms enjoying panoramic views over the sea. This office is situated in a quiet and tranquil location in one of the most desirable and sought after streets within Valletta, close to the city centre and all the best amenities. This premises offers over 500sqm of quality office space and can be easily divided. Further details on request. Ref: OF600027



KALKARA

Set in an area of 360,000sqm along the coast between Ricasoli Point and Valletta's Grand Harbour, this business park offers a harmonious blend of office, residential, hospitality and retail spaces, with one-third of the land set aside for green and open leisure areas. Building procedures adhere to international sustainability standards that preserve its environment and provide its inhabitants with comfortable, healthy and productive spaces for work and leisure.

LUQA

This business centre is fast becoming one of Europe's most desirable corporate postcodes, offering bright office space tailored to the needs of prospective tenants. Created by an innovative team of leading design and architecture professionals, and with a foot print of 3,100sqm over 9 floors, this business centre has developed into a state-of-the-art corporate headquarters location that has been crafted to exceed the expectations of tomorrow's discerning tenants.



MRIEHEL

Fully serviced office space at this premium business centre, conveniently located in one of Malta's most sought after business districts. Offices enjoy fantastic facilities and free Wi-Fi as well as magnificent rural views. Flexible packages available at reasonable rates and to suit the varying size requirements of different companies. Further details on request. Starting from: €300 monthly.

TA' XBIEK

A premium landmark and historical office building located in the popular and picturesque seafront town of Ta' Xbiex near to many of the international embassys. The layout is built around a central atrium and features air-conditioning, CCTV security, a fire alarm system and a back-up generator. This building is also ideally located between Sliema and Valletta.

ST JULIAN'S

A new prestigious and up market business centre situated in the heart of St Julian's Malta comprising of nine floors of office space with an underlying car park having more than three hundred car spaces over five floors. This centre has been purposely designed to be able to cater for up market multi tenants.



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BATHROOMS