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2024 EDITION – ISSUE 62



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Meet the independent experts in the local quality real estate market

We are delighted to present the 62nd edition of our leading publication now in its 25th year of publication since going to print every year consistently since 1999. Every edition from its inception featured a beautiful work of art on its front cover which the publication has become so well known for. This edition continues to follow this long-established tradition with the brilliant Andrew Micallef's *Mdina* acrylic on canvas adorning the front cover. The original painting is on display at our head offices.

The publication has established itself as a leading magazine in the local market, essential for buyers and sellers of quality residential and commercial real estate. Each 80-page-plus issue publishes high quality articles and delivers content which is authoritative and relevant to sellers and prospective buyers. In this publication we proudly present some of Malta's most iconic and distinguished properties including some unique exclusivities which we are well known

for – presenting the very best that the market has to offer as with all previous editions.

We are proud to be local property experts offering unrivalled customer service, which is why we have enjoyed so much repeat business servicing the industry for over forty years now and still going strong. We have remained a truly independent family run business and enjoy a well-respected reputation for integrity and professionalism, offering advice on all property related matters from a tight knit team of highly knowledgeable consultants, each one specialising in their own area, be it residential or commercial sales or letting. You can meet our personable, friendly, and qualified team on pages 10-12. Collectively our team has over 200 years of property experience and continue to deliver exceptional results.

We have always set ourselves apart by our truly independent status coupled with our decades of experience and



personable approach. Being independent means, we can adapt to the market and respond expediently to our clients changing and individual needs. Buying, selling, or renting a property, especially your home is a huge step, so be sure to put yourselves in the best hands.

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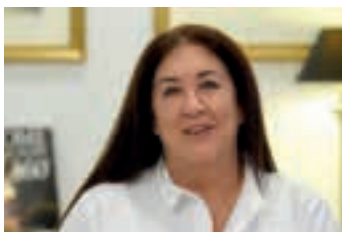
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Our expert consultants provide sound advice as we help private individuals and businesses alike make the best property decisions.

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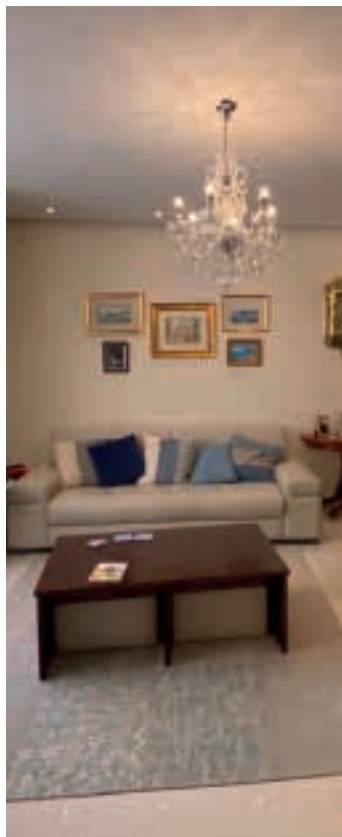
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Presenting the most exciting and latest, cutting-edge developments poised to elevate standards and change the landscape of the local real estate market for good.

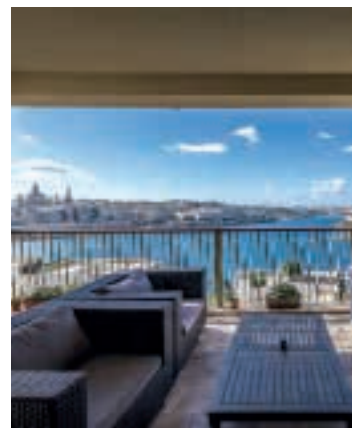
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Perry's lettings department continues to lead the quality residential market, entrusted with handling the most prestigious properties on offer and exhibited in this exciting section.

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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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The allure of realism in art

NATALINO FENECH

It is hard to explain in words what one sees in the paintings of buildings, rustic scenes, landscapes, and nature that come from the hands of Andrew Micallef. Art collectors in love with traditional realism have long heard about him and have pieces of his works in prominent places.

The fascination with realism in art is deeply rooted in the human psyche and is driven by a myriad of factors that span aesthetic, psychological, and cultural dimensions. Somehow, a picture of Mdina, immediately speaks to us. What our brain sees through our eyes depends on many factors. It depends on our knowledge of the subject, our experiences, our state of mind, the anecdotes, and so forth.

When an artist meticulously captures the details and the subtle nuances of a landscape, it allows us to feel a profound connection to the subject matter. Micallef's paintings become windows through which we can peer into scenes reminiscent of our own experiences, triggering a powerful sense of nostalgia and relatability.

Mdina, pictured above and on the cover of this publication, is a perfect example. Such realistic works of art captivate audiences with their unparalleled ability to evoke emotions and stimulate the senses. One of the primary reasons why people are drawn to realistic paintings is the intrinsic human

connection to the tangible world. Realism in art provides a visual portal to the familiar, offering viewers a sense of comfort and recognition.

It also serves as testimony to the artist's skill and craftsmanship. The intricate details, precise lines, and nuanced shading in such paintings serve to showcase Andrew's mastery of his medium. The ability to faithfully recreate the world on canvas demonstrates technical prowess and a deep understanding of form, perspective, and composition. It is why viewers are captivated by the sheer talent, dedication and skill required to bring such scenes to life.

In a world saturated with digital imagery and fleeting moments on social media, realistic paintings offer a respite from the ephemeral nature of modern media. The permanence of a well-executed

MICALLEF, ANDREW (BORN 1969)
Mdina (2023)
 Acrylic on canvas (100cm x 70cm).
 Private collection – Malta.

painting allows viewers to engage with the subject matter in a contemplative manner.

Whether it's an iconic or rustic setting or a natural subject, the enduring quality of a realistic painting encourages individuals to slow down, observe, and immerse themselves in the details. In a sense, realistic art becomes a timeless sanctuary, providing a refuge from the fast-paced, ever-changing world we live in.

The appeal of realistic paintings lies in their ability to evoke a wide range of emotions. You cannot simply walk past. You have to stop and look, to observe. The play of light and shadow, the rich colour palette, and the meticulous rendering of textures all contribute to the creation of atmospheres that can elicit joy, serenity, awe, and sometimes, introspection.

In a world increasingly characterized by digital manipulation and virtual experiences, the preference for realistic depictions of buildings, landscapes, and nature can be linked to a collective desire for authenticity. Realistic art serves as a grounding force, reaffirming the beauty and significance of the tangible world.

The appreciation for authenticity in Micallef's paintings extends beyond the visual appeal. Realistic paintings become cultural artefacts that document and celebrate the uniqueness of specific places and moments in time. Through his realism, Micallef is preserving and immortalising the essence of what Malta once was. His study of natural subjects reminds us of our fleeting encounters with nature.

Despite all that is happening around us, or perhaps because of it, we have an inherent affinity for nature. We are drawn to natural environments. Realistic paintings of nature tap into this instinctive connection, offering us a chance to immerse ourselves in the beauty of landscapes with their flora and fauna that we hardly ever get a chance



Francis Spiteri Paris and Andrew Micallef with the painting *Mdina*.
 Photo: Stanley Carter

“Realism in art provides a visual portal to the familiar, offering viewers a sense of comfort and recognition”

to see. Such paintings provide a form of escapism. We can mentally transport ourselves to serene landscapes, experiencing a moment of tranquillity and escape from the demands of everyday life. The realistic details in the paintings enhance this sense of escapism.

Micallef's paintings strike a lot of emotional resonance. We all know that nature has the power to evoke a wide range of emotions. His works capture the mood and atmosphere of natural settings, triggering emotional responses in us. Whether it's the warmth of a sunlit place, the tranquillity of a pebble beach, the majesty of a bird of prey, or the nonchalance of a cat, these paintings allow us to connect with our emotions and experiences related to nature.

The vivid detail contributes to the sense of wonder and discovery that urges us to continue to explore the intricate features of his art. This sense of exploration and discovery adds an element of curiosity and engagement.

Viewers are captivated by Micallef's ability to recreate nature with such precision that it can be mistaken for a photograph. This blurring of the line

between art and reality adds an element of fascination. Nature undergoes constant change, from the blossoming of spring to hot parched summers and windy winters. Micallef's work captures the seasonal transformations, allowing viewers to appreciate the beauty of nature in various states.

The appeal of Micallef's paintings is a complex interplay of our innate connection to the natural world, the aesthetic allure of realistic details, and the emotional responses evoked by his art. As a form of visual storytelling, these paintings offer viewers a chance to engage with and appreciate the beauty that remains on a profound and personal level.



Natalino Fenech is a writer, academic, ornithologist and nature photographer. He was deeply involved in the bird and nature protection movement and worked in the field of journalism for 30 years. He now lectures at MCAST Institute for the Creative Arts.



Żebbuġ

Ref: HC600801 | House of Char. | List price: €1,195,000



Għargħur

Ref: HC500368 | House of Char. | List price: €1,250,000



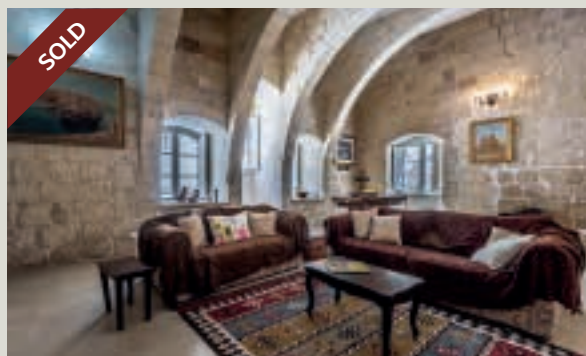
Rabat

Ref: SV500152 | Semi-Detached Villa | List price: €2,500,000



Floriana

Ref: FA602497 | Apartment | List price: €895,000



Attard

Ref: HC600658 | House of Character | List price: €850,000



Valletta

Ref: MA600311 | Maisonette | List price: €2,500,000



Attard

Ref: HC600627 | House of Character | List price: €1,650,000



Tigné Point

Ref: PH600374 | Penthouse | List price: €4,500,000



Żurrieq

Ref: HC600691 | House of Char. | List price: €3,250,000



Over 40 years of unparalleled service to the real estate industry, maintaining the highest and the best name in Malta property.

5 reasons to list your property with us...

1 SOLE AGENCY AT REDUCED 3.5% COMMISSION RATE

We will sell your home for a discounted rate of 3.5% of the selling price (compared to the usual 5% for open listings).

2 PROFESSIONAL PHOTOGRAPHY & VIDEO

Once you list your property with us it will automatically be short-listed for our professional photographer and videographer, to get those

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



Ibraġġ

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



St Paul's Bay

Ref: FA700078 | Apartment | List price: €2,200 monthly



Qormi

Ref: HC600797 | House of Char. | List price: €6,000 monthly



Tigné Point

Ref: FA602316 | Apartment | List price: €6,000 monthly



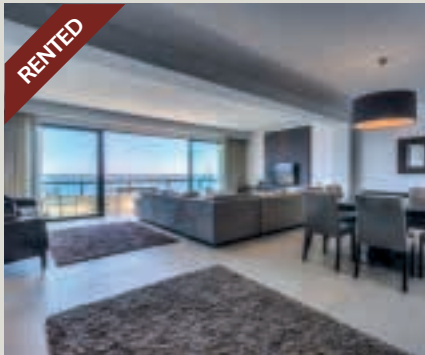
Marsascala

Ref: FA602688 | Apartment | List price: €2,500 monthly



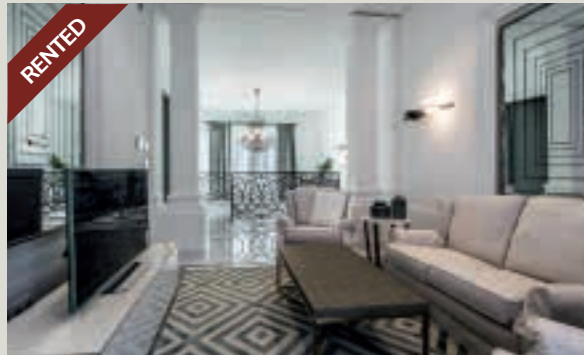
Wardija

Ref: HC01430 | House of Character | List price: €6,000 monthly



Sliema

Ref: FA601058 | Apartment | List price: €3,500 monthly



Ta' Xbiex

Ref: HC600457 | House of Character | List price: €12,000 monthly



Sliema

Ref: FA600185 | Apartment | List price: €4,000 monthly

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

3 PERRY WEBSITE

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

4 PERRY MAGAZINE

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

5 LOCAL & GLOBAL MARKETING CAMPAIGNS

Once your property has been listed with us we can immediately get to work using our trusted marketing channels and partners, including a comprehensive social media campaign through Facebook, Twitter, YouTube and Instagram, as well as other mediums such as the in-flight magazine on AirMalta (*Il-Bizzilla*), *Rightmove Overseas*, and window displays in all our offices.



MEET THE PERRY TEAM

Founded in 1981, Perry Estate Agents is the leading estate agency for quality property in Malta. Our team's experience and expertise span the Maltese Islands and we take pride in offering the kind of personal services that befit our standing as the leading property specialists on the island. Our expert consultants provide sound advice as we help private individuals and businesses alike make the best property decisions. Our specialists offer in-depth knowledge and expert advice across their sectors from management and commercial to residential sales and letting.



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A CAREER AT PERRY ESTATE AGENTS

Nadia Borg, appointed head of the residential letting department, celebrates 12 years at Perry Estate Agents.

The need to change can lead one to jump off the train of one career and board a new one. And that is exactly what happened to Nadia Borg who, 12 years ago, joined Perry Estate Agents and today, heads the residential letting department.

"I have always had a passion for beautifully decorated homes furnished with unique ideas and inspirational design. This is what inspired me to join Perry Estate Agents 12 years ago. I remember back then, Perry Estate Agents had an opening in the letting section – I gave it a shot and, years later, here I am."

Borg previously worked in a sales-based environment.

"Before joining Perry Estate Agents, I had done sales in luxury hotels and shipping. I felt I needed a change in focus, so I chose letting. There is still an element of sales – however, letting brings with it different challenges, especially in today's very competitive market, and that is what attracts me to it.

In 12 years, Borg has seen various changes in the residential letting market.

"The market has developed mainly due to an increase in demand. This increase a demand has fuelled higher standards. Nowadays, the standard of finish and furnishings in properties to let are of a much better quality – owners tend to refurbish their property before putting it on the market, as they know that this



investment will attract better quality customers and increase the return on investment."

Borg says that both the sales and letting markets are experiencing a strong demand.

"That said both markets are different. For instance, the rental market has a very quick turnaround – rental clients can find compromise on some of their wish-list, but in sales, clients are looking for their dream home within their price bracket, and so will take longer to come to a decision.

"One element which I particularly like about residential letting is that property owners tend to become

long-term clients, as their properties usually come back on the market. This means that you get to work with the same owners and build a strong relationship with them. And that is very satisfying."

Borg has recently been promoted to head of the residential letting department.

"I have dealt with various challenges in my 12 years at Perry Estate Agents, and this has given me valuable experience in how to deal with different clients and needs. For me it is very satisfying to bring all this experience to the table and coach my team in how to be the best at what the market brings."



Noble architecture

The historic importance of Palazzo Buleben in Żebbuġ is reflected in its every stone.

One of the oldest towns in Malta, Haż-Żebbuġ and its surrounding areas have been inhabited since prehistoric times – however, the town as we know it today originated in the 14th century, when the three small hamlets of Hał-Dwin, Hał-Muxi and Hał-Mula were joined together.

During the time of the Order of St John, Żebbuġ grew rich in status – owing to its important location between the old capital of Mdina and the new capital of Valletta, but also due to the major role it played in the cotton industry and the presence of

prominent corsairs who lived there. In fact, in 1777, Grand Master Emmanuel de Rohan-Polduc granted Żebbuġ the status of a city, Citta' Rohan, with its motto, 'Semper virens', aptly reflecting the countryside and valleys surrounding it.

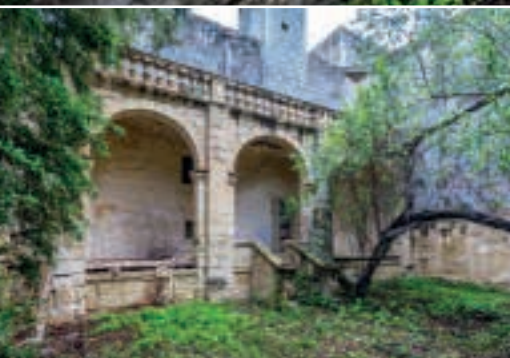
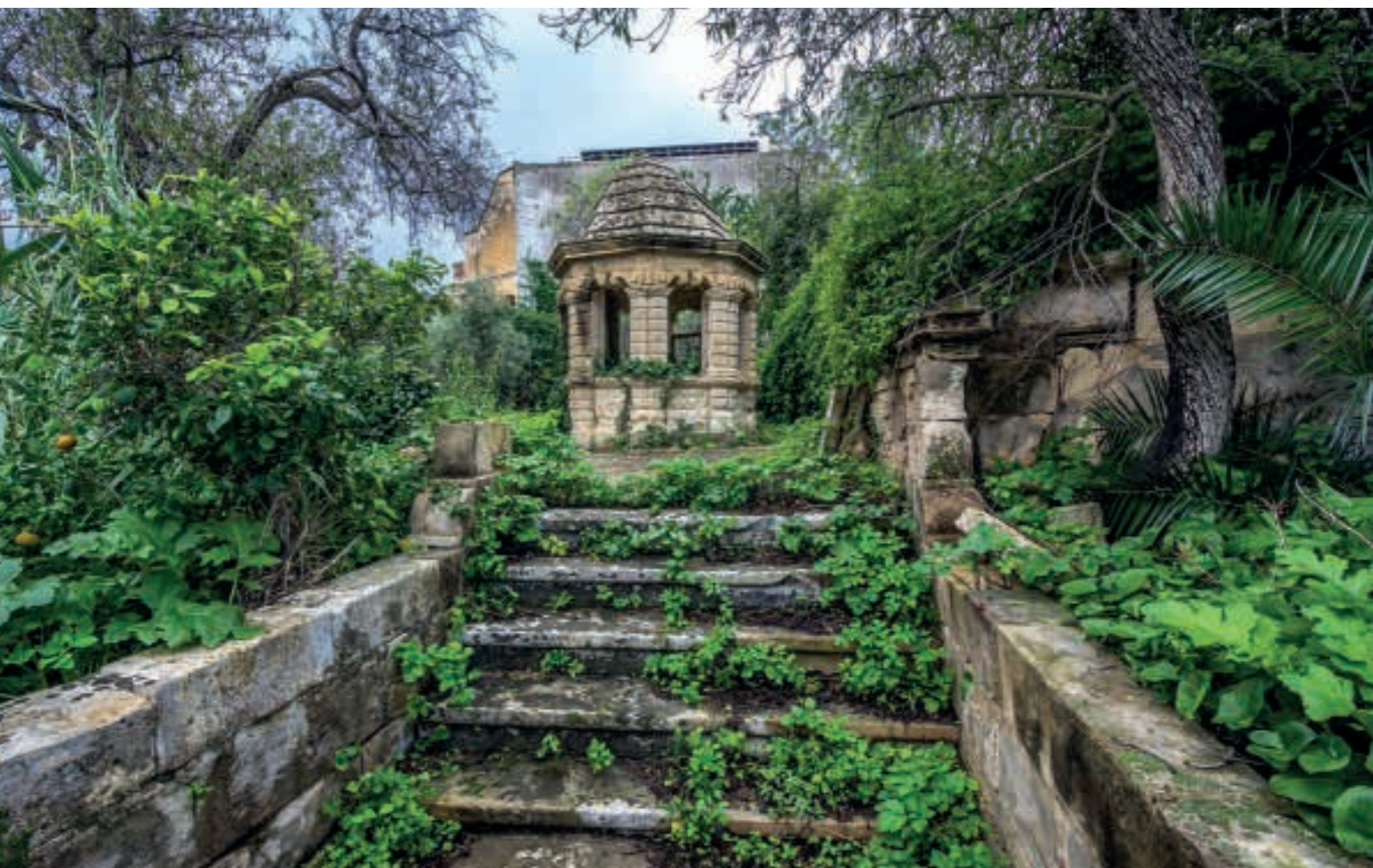
This historic importance is reflected in the architecture of Żebbuġ. Entering Żebbuġ, one is greeted by the de Rohan Arch, erected by Grand Master de Rohan upon bestowing the status of a city. The parish church itself, designed by Tumas Dingli, is another exemplar – magnificent in stature,

the church vaunts a titular painting by Luca Garnier and two murals by Francesco Zahra, a Maltese painter of the Favray school.

The city's architectural richness is also reflected in its private dwellings – with palazzos and country houses still standing proudly, especially in the area surrounding the parish church.

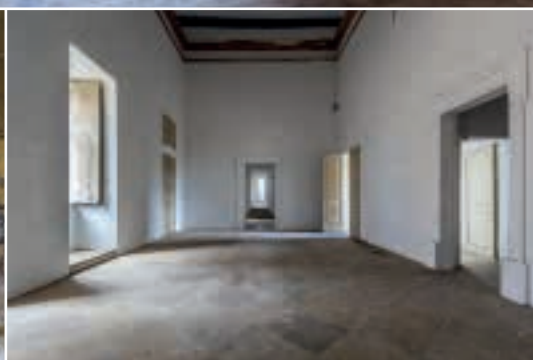
One such architectural wonder is Palazzo Buleben, which the locals refer to as 'il-Palazz tal-Baruni'.

Once the home of Baron Gaetano Azzopardi, a medical professional who worked in the infirmary of the Order of





“One of the palazzo’s unique features is a private theatre on the ground floor”



St John, the palazzo is built on two floors. An imposing central doorway is flanked on both sides by service rooms. The main residence of the Azzopardi family was on the piano nobile, where halls have neck-achingly high ceilings – the height-to-width ratio of the halls reflect the original owners’ intention to build one of the finest palazzos of the island.

The palazzo is surrounded by large gardens of different sizes, featuring the original water channelling used for irrigation. A nearby chapel, dedicated to Our Lady of Forsaken Souls, forms part of the property.

History has been kind to the palazzo – and several architectural features have survived. One of the palazzo’s unique features is a private theatre on the ground floor – which was once used for the entertainment of the residents and their guests. This theatre still has most of the original wall paintings and decorative elements.

Some of the halls are also decorated with trompe-l’oeil murals of imaginary architectural features – while the detailing, including decorative stone carvings and wrought iron work are testament to Palazzo Buleben’s noble standing.

Zebbuġ

Ref: HC500162 | Offered at €5,500,000

Contact our Sales Team for further details.



7+ Bedrooms



5+ Bathrooms



Approx.
6,500sqm
Total Plot Size



Extensive
gardens



Ample space
for pool

Belvedere Tower in Lija.
PHOTOS: Shutterstock

SECRET GARDENS

Back to the roots of the Three Villages of **Attard**, **Balzan** and **Lija**.

Every Christmas, the late Mabel Strickland, former The Times editor, would send the late Queen Elizabeth II a box of Maltese oranges, picked from the gardens of Strickland's Lija residence, Palazzo Parisio.

The tradition was continued. Yet the gifting of oranges is not just a tradition – but rather, a leaf that grows from the branches of the history of Attard, Balzan and Lija, also known as the Three Villages, due to a close proximity that sees them grow into each other almost organically, like branches from the same trunk.

Indeed, a cursory glance at the Three Villages' identifiers is indicative of their rich history. Attard – which used to be the smallest village of the three but which, over the years, has grown to become the largest, most bustling of them – prides itself with the motto 'Florigera rosis halo', meaning, 'I perfume the air with my blossoms.' Balzan's motto is also floral – 'Hortibus undique sept'a' – which means 'Surrounded by gardens.' Lija's emblem features three oranges and the village's motto reads 'Suavi fructo rubeo' – 'I glow red with sweet fruit.'

These mottoes are testament to the history of the Three Villages, which have been renowned for their fruitful, sheltered orchards since the time of the Knights of Malta.

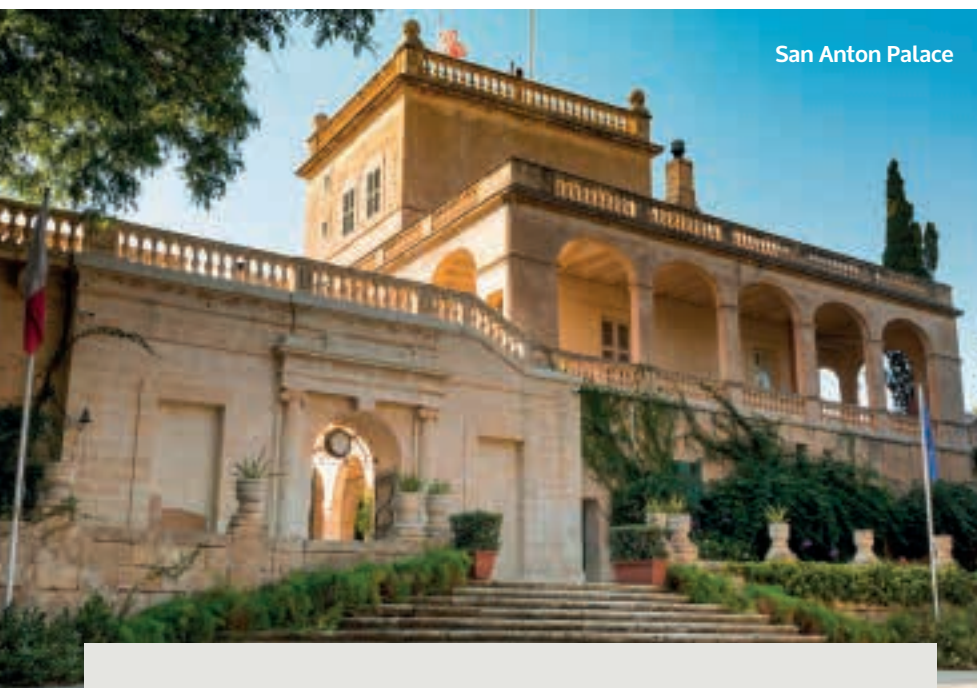


“A close proximity that sees them grow into each other almost organically, like branches from the same trunk”

The Three Villages are traditionally famous for their citrus orchards and gardens, most of which lie hidden behind high walls. The walls seem even higher than they really are – as they line small, often cobbled streets that meander from one end of a village to the next, and often carrying on to the next village.

Yet the quaint feeling can be illusory – because behind the elegant doors of

the village cores often lie palaces and imposing residences, which owe their existence to a time when wealthy families built summer residences here. The most famous of all, of course, is San Anton Palace, nowadays the official residence of the President of Malta, but which was originally built in the 17th century as a country villa by the then Knight of Malta and future Grand Master Antoine de Paule.



San Anton Palace

Places to see

San Anton Gardens

Find a quiet bench, open a book and enjoy some quiet time in this magnificent oasis.

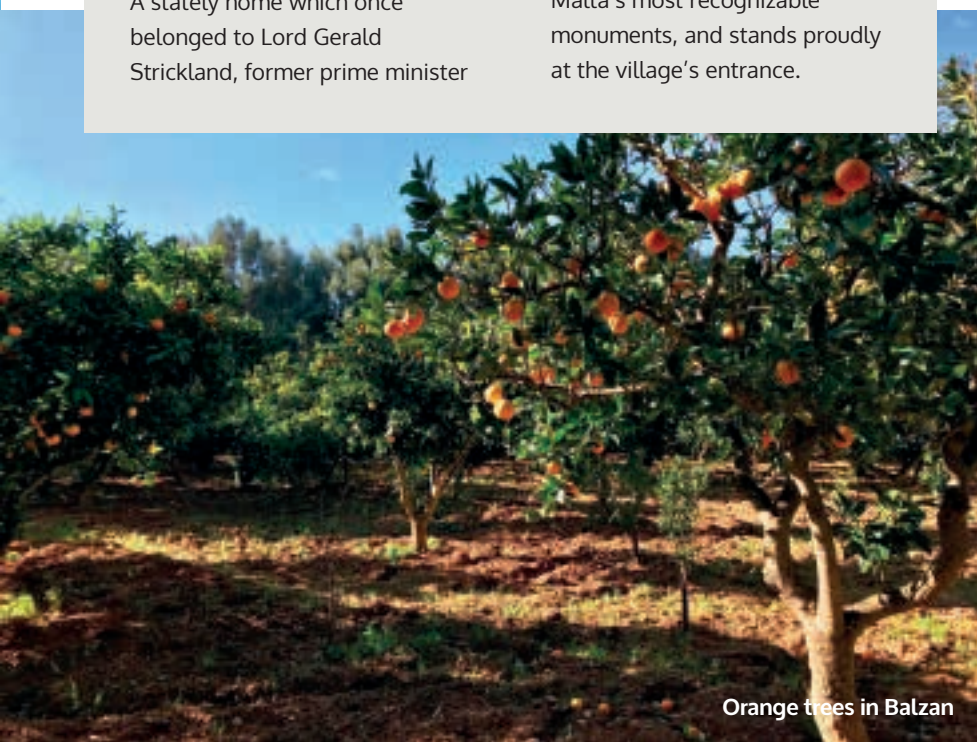
Villa Bologna

A stately home which once belonged to Lord Gerald Strickland, former prime minister

of Malta. Built in Baroque style, it is one of the most beautiful country houses on the island.

Belvedere Tower

Originally built as a folly within a private garden, nowadays the Belvedere Tower is one of Malta's most recognizable monuments, and stands proudly at the village's entrance.



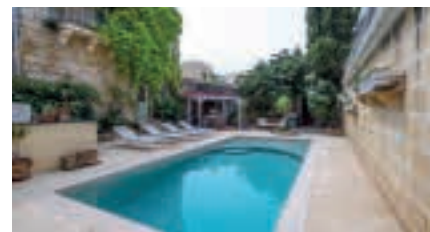
Orange trees in Balzan

It's a history that is close to the present. Because while the periphery of the Three Villages has been developed, the cores are still enchanting with silent alleys, historic

architectural features that catch the eye, and a nobility that demands silence. And if you stand still, and sniff the air, you can smell a hint of blossoms.

Properties for sale in the Three Villages

Perry Estate Agents represent some very interesting real estate in the Three Villages.



Attard Ref: HC700029 | For sale

More information on page 18.



4 Bedrooms



4 Bathrooms



Balzan Ref: HC700026 | For sale

More information on page 20.



3 Bedrooms



2 Bathrooms



Lija Ref: HC700039 | For sale

More information on page 28.



4 Bedrooms



3 Bathrooms



Balzan Ref: FA602760 | For sale

More information on page 53.



3 Bedrooms



2 Bathrooms



**SALE
AGREED**



A beautiful stone building offering a wealth of period features

Attard | €1,650,000 | Ref: HC700029



4 Bedrooms



4 Bathrooms



Garage (4 Capacity)



Approx. 254sqm
Internal Size



Approx. 286sqm
External Size



Approx. 540sqm
Total Size

A centuries-old family home in the heart of one of the most sought-after villages in Malta. This three-storey beautiful stone building offers a wealth of period features, as well as four bedrooms and a convenient location in the heart of the village and within walking distance to all amenities. Outside is an attractive walled garden with private swimming pool that offers lots of space for entertaining. One approaches the house through a pretty and quaint alley and upon entering is a welcoming hallway, guest toilet/cloakroom, a fully fitted kitchen and breakfast area, dining room and sitting room all surrounding the courtyard. At second-floor level one finds three bedrooms, two with en-suite bathrooms and a guest shower room. On the third floor level is a fourth bedroom also with en-suite bathroom and private terrace. Also included is a laundry room, lock-up four-car garage and a lovely cellar which could be repurposed into a comfortable wine bar, gym, games room or chill-out area leading up to the courtyard.



A wonderful home enjoying breathtaking sea views

Senglea | €890,000 | Ref: HC600700



3 Bedrooms



2 Bathrooms



Approx. 150sqm
Internal Size

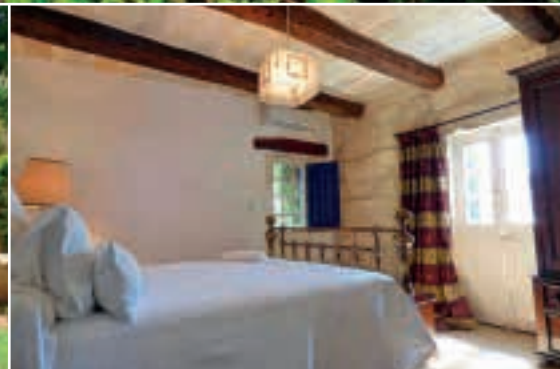


Approx. 30sqm
External Size



Approx. 180sqm
Total Size

This beautiful HOUSE OF CHARACTER comprises a welcoming hallway leading to a fully fitted and equipped kitchen and sitting/dining area with windows looking out to sea, two bedrooms, both benefiting from sea views and a bathroom. This house of character offers huge scope for remodelling with fantastic plans to add an elevator, a master bedroom with an en-suite facility on the roof as a receded floor and a swimming pool.



A stunning farmhouse situated in this most sought-after location

Balzan | €1,090,000 | Ref: HC700026



3 Bedrooms



2 Bathrooms



Approx. 175sqm
Internal Size

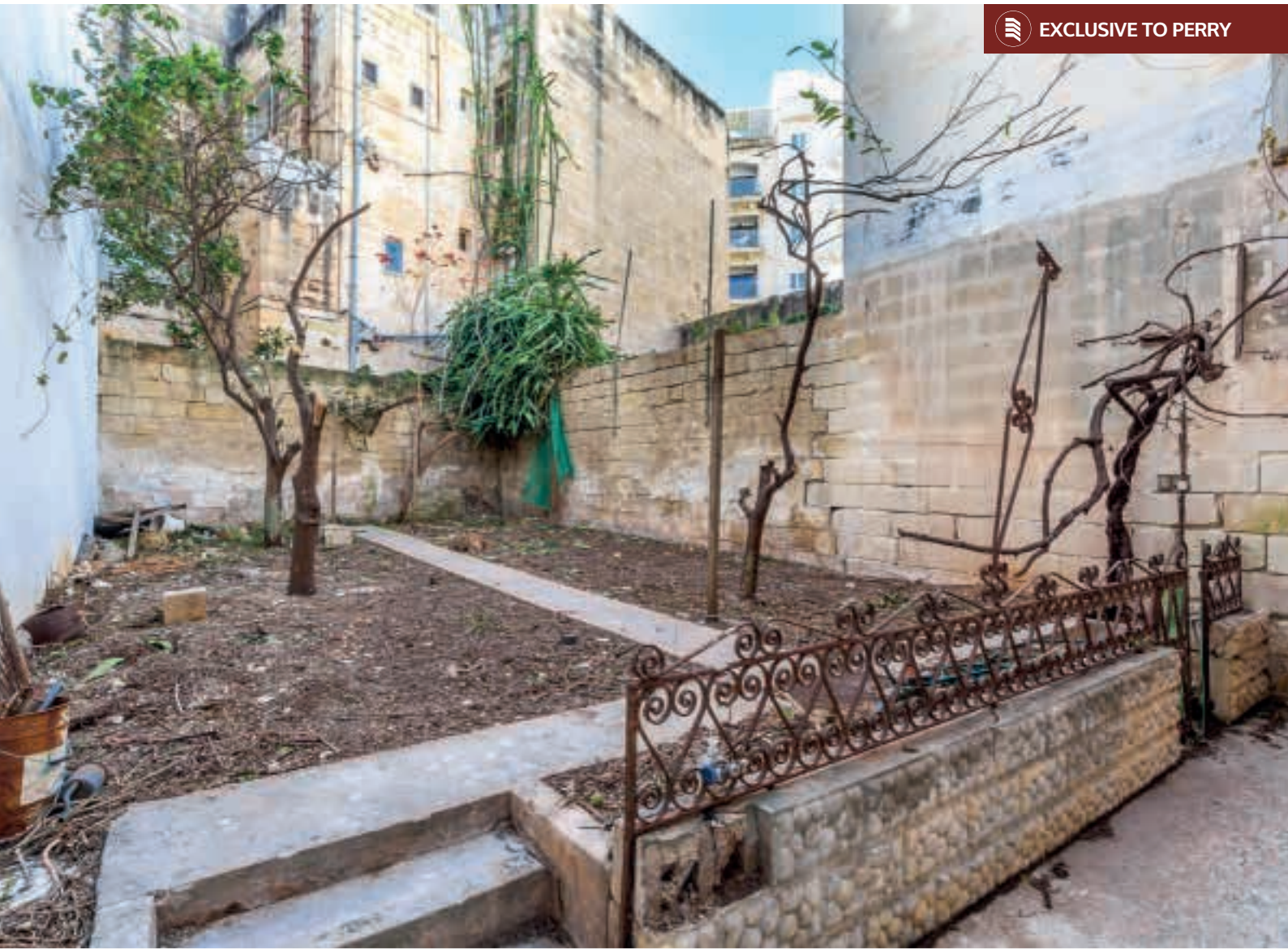


Approx. 95sqm
External Size



Approx. 270sqm
Total Size

A stunning FARMHOUSE situated in this most sought-after location, close to all amenities and finished to a very good standard enjoying a lovely layout with all rooms overlooking the garden and also having the possibility to extend further on the extensive terraces around. Comprising of a hall, sitting/dining, fitted kitchen/breakfast, guest toilet, three bedrooms, two en-suite bathrooms, ample terraces and a garden with space for a swimming pool.



A period house with sizeable garden and moments from the seafront

Sliema | €1,550,000 | Ref: HC600237



4 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 280sqm
Internal Size

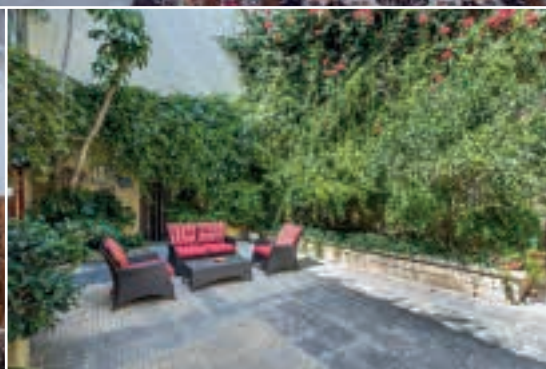


Approx. 100sqm
External Size



Approx. 380sqm
Total Size

A large typical TOWNHOUSE having spacious accommodation throughout enjoying a back garden with ample space for a swimming pool and a street-level garage adjoining the property, situated a corner away from the promenade and the seafront. Comprising hall, sitting/dining, kitchen/breakfast, living, four bedrooms, main bathroom, shower en-suite, guest toilet, laundry and a typical Maltese balcony.



A delightful, period double-fronted townhouse

St Julian's | €1,900,000 | Ref: HC700104



4 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 290sqm
Internal Size

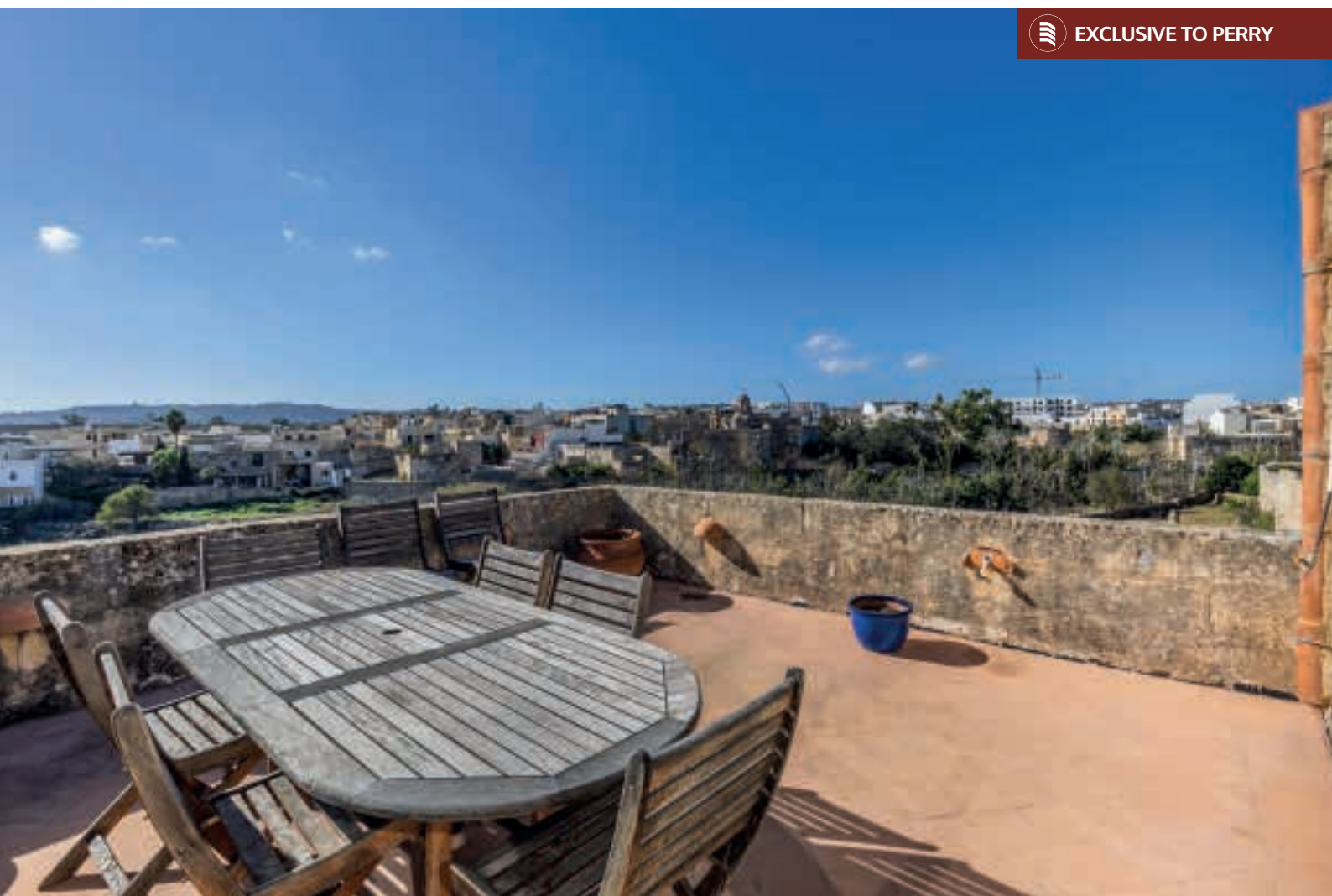


Approx. 80sqm
External Size



Approx. 450sqm
Total Size

A rare find is this imposing and period double-fronted TOWNHOUSE just a few minutes' walk down to the popular seafront promenade with its vast array of entertainment options. We are proudly presenting this property as EXCLUSIVE AGENTS and displaying it for the first time in this publication. There are four double bedrooms in this beautiful, well-kept home that is wonderfully preserved and brimming with characterful features. Inside the property is delightfully presented to include a beautiful entrance hall with rooms on either side. It's arguably the great location and amazing architecture that elevate this property, which also benefits from an attractive outdoor area ideal for entertaining and a one-car garage. The property further comprises a fully fitted and equipped kitchen downstairs as well as a sitting and separate dining room and the bedrooms are found up a comfortable staircase. The property has been in the same family for decades and is very much worth viewing.



A beautifully quaint house located just minutes' walk to the town centre

Żebbuġ | €625,000 | Ref: HC700102



2 Bedrooms



2 Bathrooms



Approx. 110sqm
Internal Size

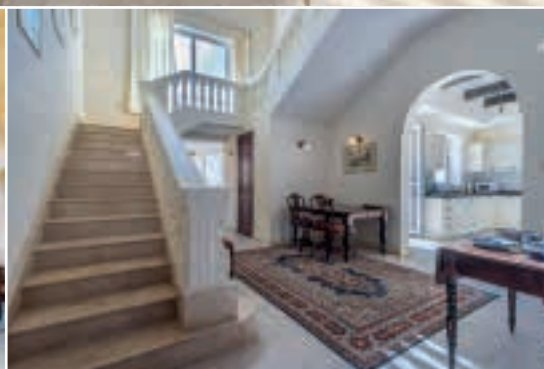
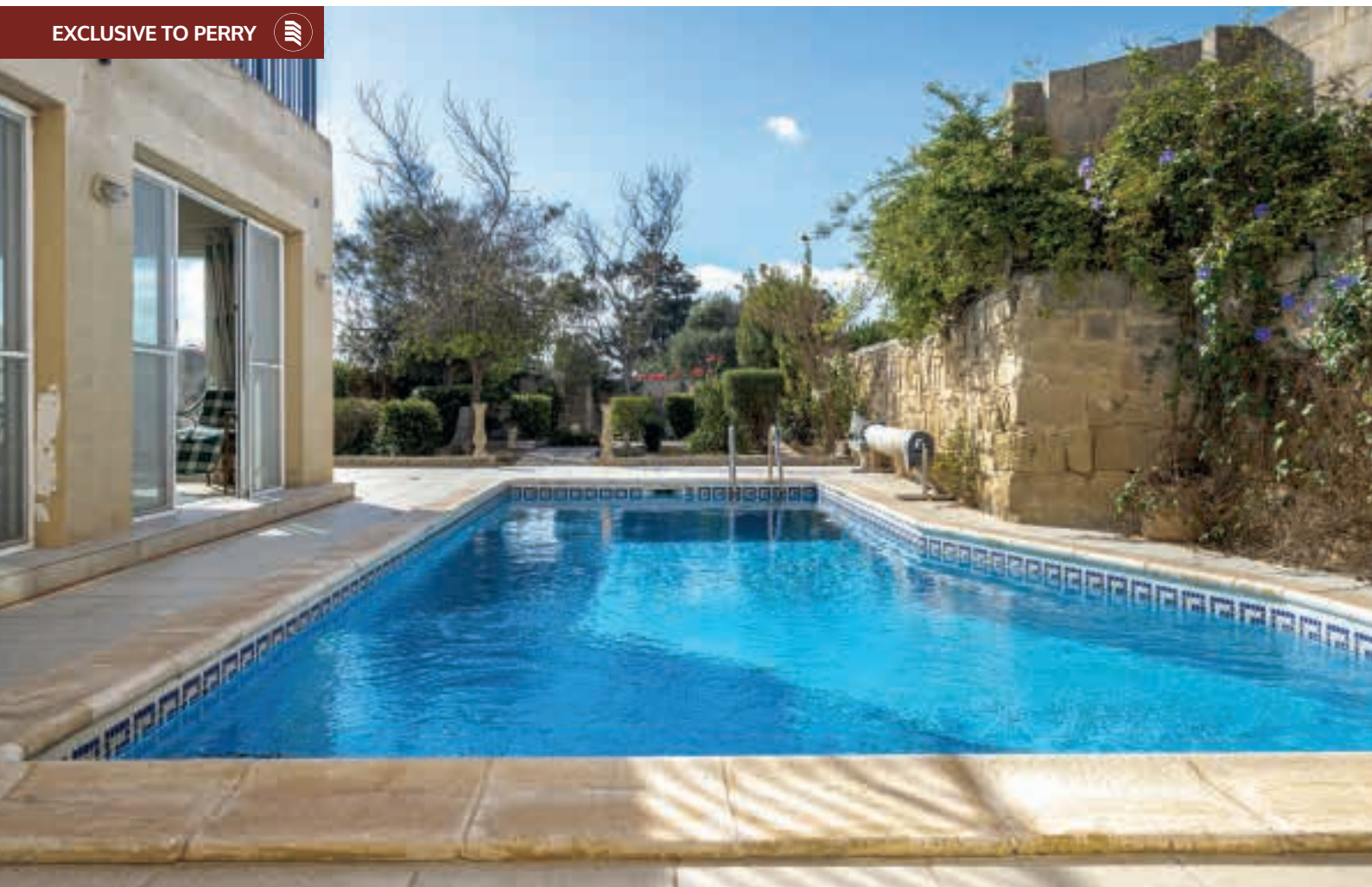


Approx. 71sqm
External Size



Approx. 181sqm
Total Size

This beautifully quaint HOUSE OF CHARACTER is a lovely combination of exposed stone and wood, boasting spacious rooms with high ceilings. On the ground floor, the house is made up of a fully equipped kitchen/dining space, a separate pantry/boxroom, a living room/study that feeds onto a lovely courtyard which also has a cellar beneath. The living room also has a functioning fireplace for those cosy winter evenings. The first floor is made up of two bedrooms, one with an en-suite bathroom, and both with beautiful high ceilings. From here, a 'garigor' (spiral staircase) leads up to the roof area, comprising two roof terraces, one of which is used for utilities whilst the other is used for entertaining. This level also has a second, fully-equipped kitchen and a separate bathroom. This joyously pretty two-bedroom house is conveniently located just minutes' walk to the town centre offering a vast array of amenities.



A exceptional property in an enviable countryside location

Siggiewi | €1,750,000 | Ref: HC700088



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 290sqm
Internal Size



Approx. 325sqm
External Size



Approx. 555sqm
Total Size

An exceptional and unique HOUSE OF CHARACTER which we proudly offer on exclusivity basis, situated in a rural area on the outskirts of Siggiewi, surrounded by the countryside, views and tranquillity. The layout of this amazing property comprises an entrance hallway, lateral rooms consisting of a formal dining room and a sitting room, kitchen/breakfast, shower and toilet, living room, boxroom and a second sizeable lounge area. The outdoor measures approximately 325sqm, accessible from the kitchen, lounge and hallway is ideal for outdoor entertaining and al fresco dining where one finds a swimming pool and garden. At the upper level one finds three double bedrooms, two with bathroom en-suites and all enjoying country views, terraces and bathroom.

Further complementing this property is a one-car garage, heated swimming pool and underfloor heating in the main areas.

A rare find in today's hectic life, a property that would make an ideal family home. Freehold. SOLE AGENTS



Senglea | €495,000 | Ref: HC500388



3 Bedrooms

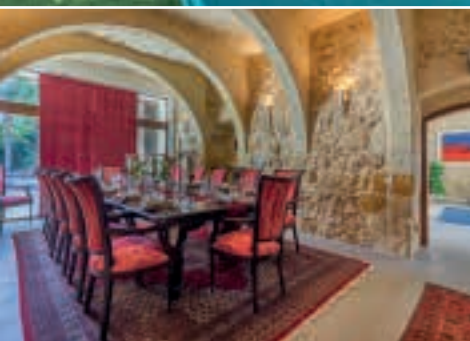


2 Bathrooms



Approx. 175sqm
Total Plot Size

A wonderful TOWNHOUSE comprising a welcoming entrance into a reception area, courtyard, an open plan sitting/dining room with a fully fitted and equipped kitchen, three bedrooms, two bathrooms. At roof level is a breath-taking and spacious roof terrace benefiting from some lovely views of the historic surroundings. At this level one also finds a fully fitted kitchenette making it ideal for entertaining.



Xaghra (Gozo) | €4,000,000 | Ref: HC600783



6 Bedrooms



8 Bathrooms



2 Garages (2 Capacity each)



Approx. 1,187sqm
Internal Size



Approx. 3,123sqm
External Size



Approx. 4,310sqm
Total Size

A unique HOUSE OF CHARACTER set on 12,000sq.ft, comprising kitchen, living, formal dining room that seats 14 guests, six bedrooms all having en-suite, two guest bathrooms, three courtyards, 50-foot swimming pool, large mature garden, tennis court, four outdoor dining and entertaining areas, library, games room, cinema room, massage room and much more.



Rabat | €465,000 | Ref: HC700076



2 Bedrooms



2 Bathrooms



Approx. 95sqm
Internal Size

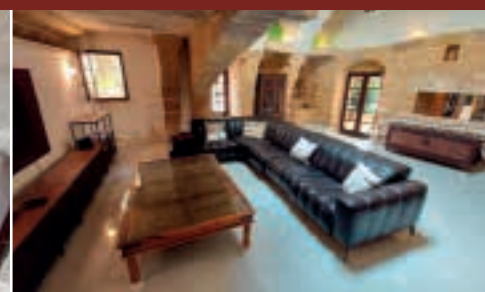


Approx. 27sqm
External Size



Approx. 122sqm
Total Size

A converted TOWNHOUSE, comprising kitchen/breakfast, guest toilet, living room with original arches and an electric fireplace on all floors. At mezzanine level one finds the first bedroom with an en-suite shower room, master bedroom having an en-suite on an upper level with views of your typical Maltese church and piazza. At roof level an electric retractable skylight opens up and leads you to a small pool and deck space with a bar area.



Qrendi | €1,450,000 | Ref: HC700103



4 Bedrooms



6 Bathrooms



Parking available



Approx. 400sqm
Total Size

A stunning 400-year-old HOUSE OF CHARACTER, offering a blend of history, timeless charm and modern living. Comprising hall, sitting, dining, kitchen/breakfast, living, study, four double bedrooms (main with walk-in wardrobe and a terrace overlooking the garden), four bathrooms en-suite, shower room, guest toilet, utility room, laundry and two large terraces, large central courtyard/garden with swimming pool surrounded by exotic trees and an attractive barbecue area enjoying absolute privacy. The fourth bedroom is at ground floor level with the potential to convert it into an interconnecting garage. Parking nearby is available.



Rabat | €1,050,000 | Ref: HC600808



3 Bedrooms



3 Bathrooms



Garage (4 Capacity)



Approx. 237sqm
Internal Size

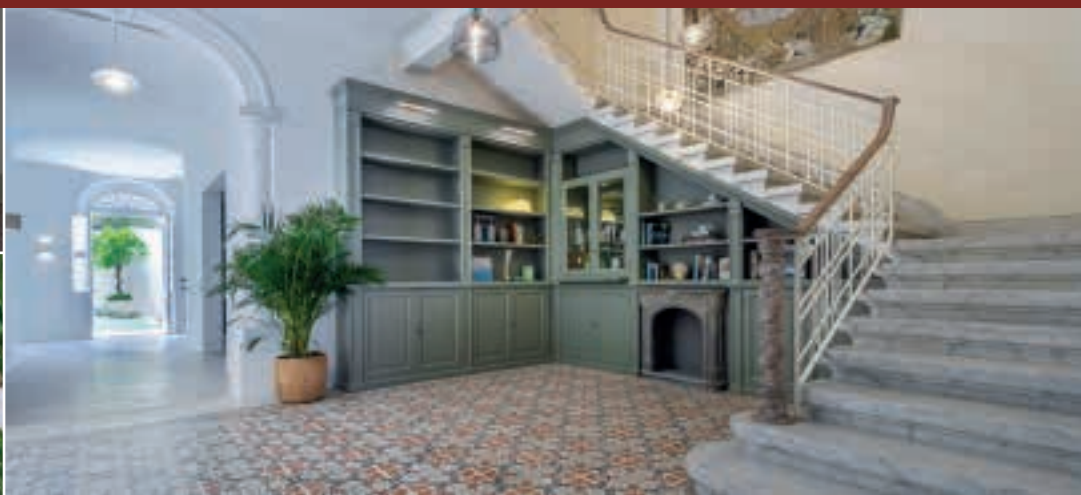


Approx. 663sqm
External Size



Approx. 900sqm
Total Size

Set in rural countryside and commanding unobstructed country views is this detached unconverted FARMHOUSE set on an area of 900 square metres and is within close proximity to all day-to-day amenities. This property presently enjoys eight rooms spread over two floors, a large garage and a good-sized outdoor garden area with ample space for a swimming pool and entertaining area. Must be seen.



Sliema | Price on request | Ref: HC700036



7 Bedrooms



5 Bathrooms



Garage (3 Capacity)



Approx. 220sqm
Internal Size



Approx. 150sqm
External Size



Approx. 370sqm
Total Size

An impeccably refurbished, double-fronted TOWNHOUSE, conveniently located in one of the best streets in Sliema, internal state-of-the-art accommodation includes a grand welcoming entrance hall, a separate dining room, an open plan sitting/dining room, kitchen/breakfast area with a butlers pantry, which lead onto a pool area with original turf leading into a gym, with a sauna and a jacuzzi. The upstairs sleeping quarters consist of four double bedrooms all with en-suite facilities, the master with a large walk-in wardrobe, and a back terrace overlooking the pool and garden with his and hers showers and basins. Another of the larger bedrooms has a Maltese balcony and open balcony. At the roof level one finds another bedroom with a bathroom and a spacious 50sqm front terrace, a large second living room, a washroom, and a single bedroom. Further complimenting this property is a three-car garage which is located a few minutes away from the property. Freehold. A rare find and truly worth viewing!



Siggiewi | €1,750,000 | Ref: HC600729



5 Bedrooms



4 Bathrooms



Approx. 292sqm
Internal Size



Approx. 330sqm
External Size



Approx. 622sqm
Total Size

A charming and lovingly restored family home built on a plot of 622sqm (approximately 400sqm internal and 320sqm external space) this FARMHOUSE is perfect for a large family and for entertaining. This unique property opens into a traditional 'remissa' entrance with a four-car driveway and a lovely internal courtyard which then leads onto the main house. The house comprises a spacious living and dining area, a huge fitted kitchen with breakfast bar both overlooking a the courtyard and a large mature garden with pool, a guest toilet and a boxroom. Upstairs one finds four bedrooms with a large main with en-suite, a family bathroom and a washroom at roof level. Further complimenting the property is a separate one/two-bedroom flatlet which can also be used as a study/games room.

This is truly an amazing property which must be seen to be appreciated.



Lija | €3,500,000 | Ref: HC700039



4 Bedrooms



3 Bathrooms



Garage (3 Capacity)



Approx. 700sqm
Total Size

A 140-year-old PALATIAL RESIDENCE, nestled in the heart of this most prestigious residential area of Lija's village core. Comprising an entrance hall with high ceilings, several lateral rooms connected to the reception hall, including a drawing room, dining room, smoking room, library, study, guest bathroom, kitchen, and pantry, four double bedrooms, each with its own dressing area and ample space to create additional rooms if desired, garden, interconnecting garage and an underlying cellar of the same size of the property.

Għargħur**Ref: HC700068 | €1,500,000**

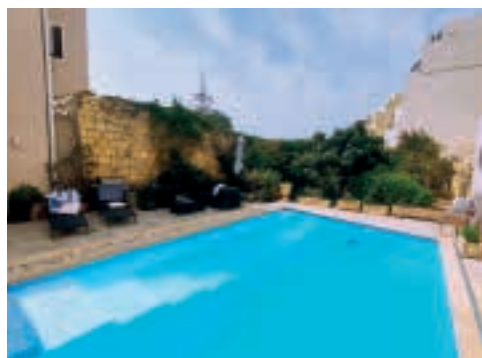
A double-fronted TOWNHOUSE situated on one of the best streets of this most sought-after village. Comprising hallway, double-height sitting/dining, fully fitted kitchen/breakfast, living, study, four double bedrooms all having bathroom/shower, laundry, a dry cellar with lots of options to have a wine cellar, gym or extra living space and garden with space for a pool. This property also has 14 PV panels and a solar water heater.

**Naxxar****Ref: HC700064 | €975,000**

A ready to move into HOUSE OF CHARACTER situated in a quiet residential area. Comprising hall, Kitchen/dining room, central courtyard, guest toilet and a living room leading onto a back yard and pool area. A staircase leads onto another landing, three bedrooms all with ensuite facilities, a study and washroom. This property is airconditioned throughout and also includes three wells, solar panels, a water heat pump, roof insulation and Cat 6 wiring throughout.

Luqa**Ref: HC700058 | €595,000**

A converted, TOWNHOUSE, situated just off the main Church Square and within close proximity to all day-to-day amenities. This property is being sold furnished and is ideal as an excellent buy-to-let investment, a pied-a-terre or simply as a family home. Accommodation which spreads over three levels comprises a welcoming entrance, kitchen/dining, guest toilet, living, three bedrooms, four bathrooms (two en-suite), laundry and a delightful roof terrace with BBQ and ample entertaining area.

**Mosta****Ref: HC700057 | €1,350,000**

A converted TOWNHOUSE in the very heart of this sought after town, having a beautiful private garden with swimming pool. Comprising entrance hall leading to the living quarters which overlook the garden and comprises of a formal sitting/dining room, fitted kitchen/breakfast, living room, guest toilet and box room, three double bedrooms (main with walk-in closet and ensuite bathroom), main bathroom, a large terrace and staircase leading to a laundry and the roof.

Sliema**Ref: HC700051 | €2,390,000**

A wonderfully refurbished TOWNHOUSE located on a popular road and within close proximity to day-to-day amenities. Accommodation comprises of a welcoming hall, sitting, dining, guest toilet/shower, kitchen/living leading out onto a large mature garden with a swimming pool and ample entertaining area, study, three large bedrooms, main bathroom, shower room, laundry room, a south-facing terrace and an interconnecting, street level, two-car garage. Must be seen.



Mosta

Ref: HC700049 | €675,000

A 400-year-old HOUSE OF CHARACTER impeccably maintained and updated. Comprising three bedrooms, master suite with an en-suite bathroom and birth room for extra storage. Featuring a cozy living room boasting a pellet stove, providing efficient heating for the majority of the house. Upstairs, a lovely kitchenette and a delightful roof terrace. Complete with a garage and the added benefit of freehold ownership.



Ibraġġ

Ref: HC700044 | €2,400,000

A semi-detached HOUSE OF CHARACTER has been converted into a lovely residence with a parking bay for up to four cars, a pool, deck and a garden. Comprising entrance hall, kitchen/breakfast, lounge/dining area which also leads onto a courtyard and a studio apartment with independent access. The four double bedrooms each enjoy country views and ensuites. Adjacent to the swimming pool and deck area is a large open plan area suitable as a gym, games room, studio, and more.

Żebbuġ

Ref: HC700034 | €895,000

A charming HOUSE OF CHARACTER finished to excellent standards with great taste making this unique property truly one of a kind. Situated in this ever so popular village with most tranquil surroundings accommodation comprises large hall, separate sitting room with fireplace, kitchen with dining area leading onto an outdoor patio with swimming pool, three bedrooms, two bathrooms (one ensuite), guest toilet and parking.



Cospicua (Bormla)

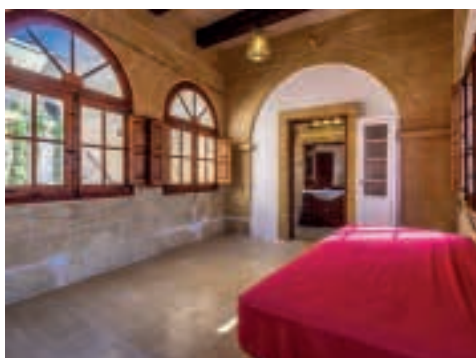
Ref: HC700038 | €990,000

A TOWNHOUSE offering three/four self-contained suites. The spacious accommodation features a grand entrance hall, sitting room (with a real working fireplace), dining room, kitchen, study, five bedrooms, four bathrooms, rooftop kitchen/laundry area and two roof terraces with a 'Balinese' splash bathtub. The roof terrace on this property boasts wonderful harbour views and presents an ideal opportunity to enjoy outdoor living with an elevated dining/BBQ area.

Sigġiewi

Ref: HC600647 | €995,000

A beautiful home, full of character situated in the core of this ever-popular village. Entrance is through a welcoming hall, leading to the mill room which is set up as the living/dining room with direct access onto the courtyard, kitchen/breakfast, swimming pool, sundeck, six bedrooms, five with shower en-suites and four having direct access to the terraces, two bathrooms, guest toilet, study, utility/laundry, and a one-car garage. This superb home has underfloor heating and hardwired network Wi-Fi connectivity throughout.



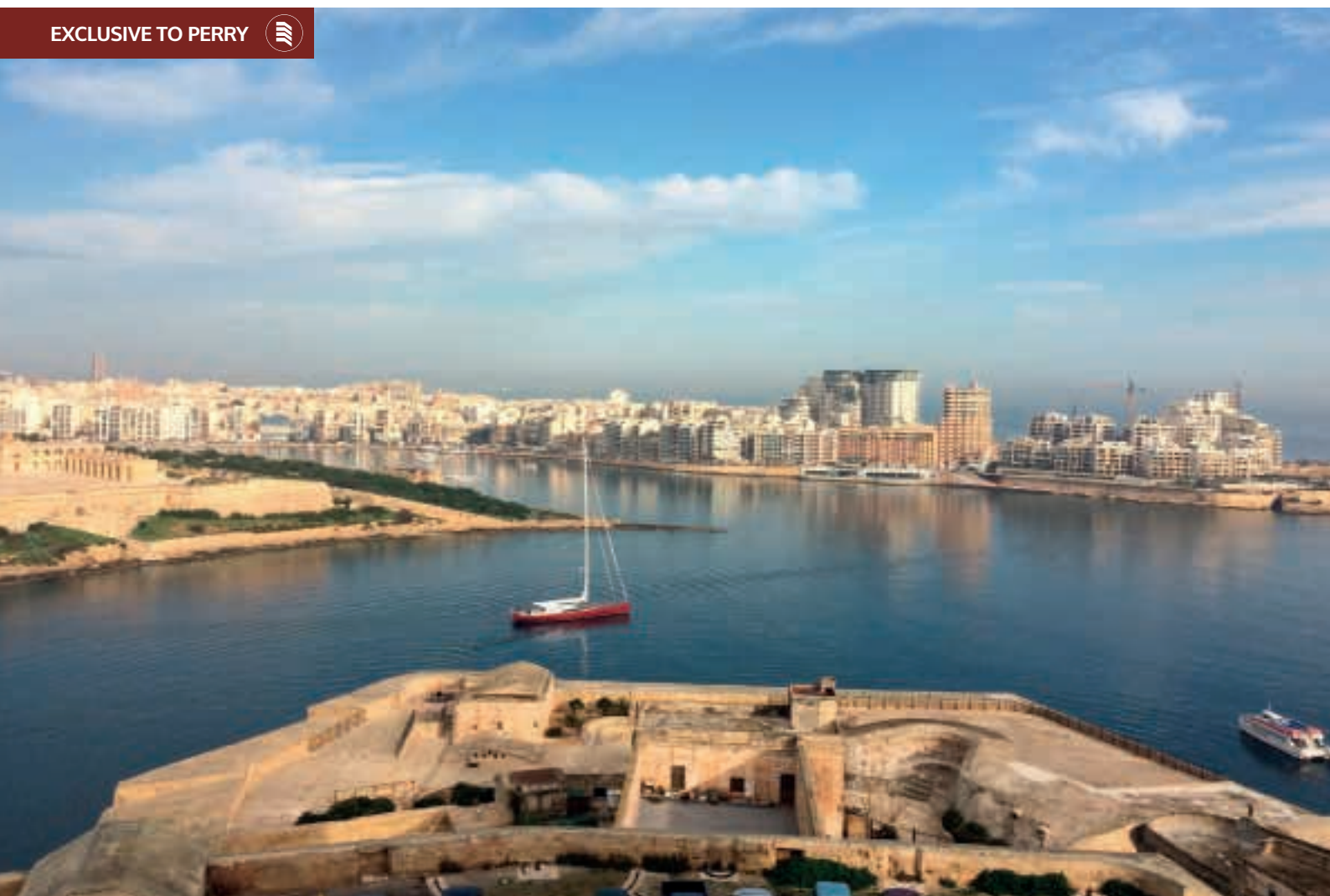


An elegant property enjoying majestic views of the grand harbour

Senglea (Isla) | €850,000 | Ref: FA700252



We are proud to present as EXCLUSIVE AGENTS this spectacular and charming two-bedroom lateral APARTMENT, ideally located on the historic Senglea seafront. The breathtaking views and beauty of this fine residence are hard to comprehend. Senglea is one of the three Cities being the first home to the Knights of St John in the 16th and 17th centuries. The cities palaces, churches, forts and bastions are far older than Valletta's making it a very special place in the world. Senglea is also called 'Civitas Invicta' because it managed to resist the ottoman invasion. This wonderful residence comprises a welcoming hall with cloak cupboard, fantastic open plan sitting/dining area with fireplace and arguably some of the best views on the island encompassing the majestic grand harbour, the UNESCO protected city of Valletta, the majestic Fort St Angelo in full view and the yacht marina. This elegant property also includes two double bedrooms main with en-suite bathroom and a guest bathroom. This apartment also benefits from access to the roof and part ownership of the roof enjoying the same spectacular views. Must be seen to be fully appreciated.



A truly exceptional living experience in the heart of Valletta

Valletta | €2,300,000 | Ref: FA700169



2 Bedrooms



2 Bathrooms



Approx. 140sqm
Internal Size



Approx. 15sqm
External Size



Approx. 155sqm
Total Size

This stunning two-bedroom APARTMENT in the heart of Valletta, the capital city of Malta, offers a truly exceptional living experience. With its prime location, the apartment boasts six charming balconies, each providing breathtaking sea views that capture the essence of Mediterranean living. The interiors are thoughtfully designed, featuring a spacious living area with an abundance of natural light, a fully-equipped modern kitchen, and two comfortable bedrooms. The real jewel of this residence is the expansive shared roof terrace, perfect for relaxation, entertaining, or simply enjoying the panoramic views of the azure waters. With its tasteful blend of historic charm and contemporary comfort, this apartment encapsulates the essence of Valletta's unique charm. It's a rare opportunity to experience the allure of this historic city from the comfort of your own home.



An apartment enjoying sea views in this award-winning development

Portomaso | €2,600,000 | Ref: FA700059



4 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 215sqm
Internal Size



Approx. 43sqm
External Size



Approx. 258sqm
Total Size

A stunning SEAFRONT APARTMENT, enjoying possibly the best views in this leading high-end marina development. The property enjoys panoramic views over the yacht marina and the open sea beyond. Spanning across a total of 258.25sqm in total on a high floor and with double lift access. Accommodation comprises four bedrooms (main with en-suite), guest bathroom, guest lavatory, utility room and culminates in a most magnificent open plan kitchen/sitting/dining room, all benefiting from wonderful sea views and opening up onto an expansive seafront terrace, ideal for entertaining. The apartment is being presented as new and finished to a truly luxurious standard, also included is a private parking space with lift access in the underlying car park. Residents also benefit from access to world-class amenities including a vast array of leading restaurants and cafes at the Portomaso Marina and the surrounding areas as well as access to a swimming pool, gym and more. **SOLE AGENTS**



A wide-fronted property commanding marvellous views

Sliema | €1,200,000 | Ref: FA602828



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 130sqm
Internal Size



Approx. 10sqm
External Size



Approx. 140sqm
Total Size

A wide-fronted SEAFRONT APARTMENT enjoying a square layout set in a smart block on the sunny side of this most sought-after location, having a large front terrace commanding marvellous views of St Julian's, Balluta Bay and the sea. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, main bathroom, shower en-suite, laundry, back balcony and two underlying garage spaces. SOLE AGENTS



A luxuriously finished corner apartment with sizeable terraces

Ta' Xbiex | €1,350,000 | Ref: FA700188



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 171sqm
Internal Size



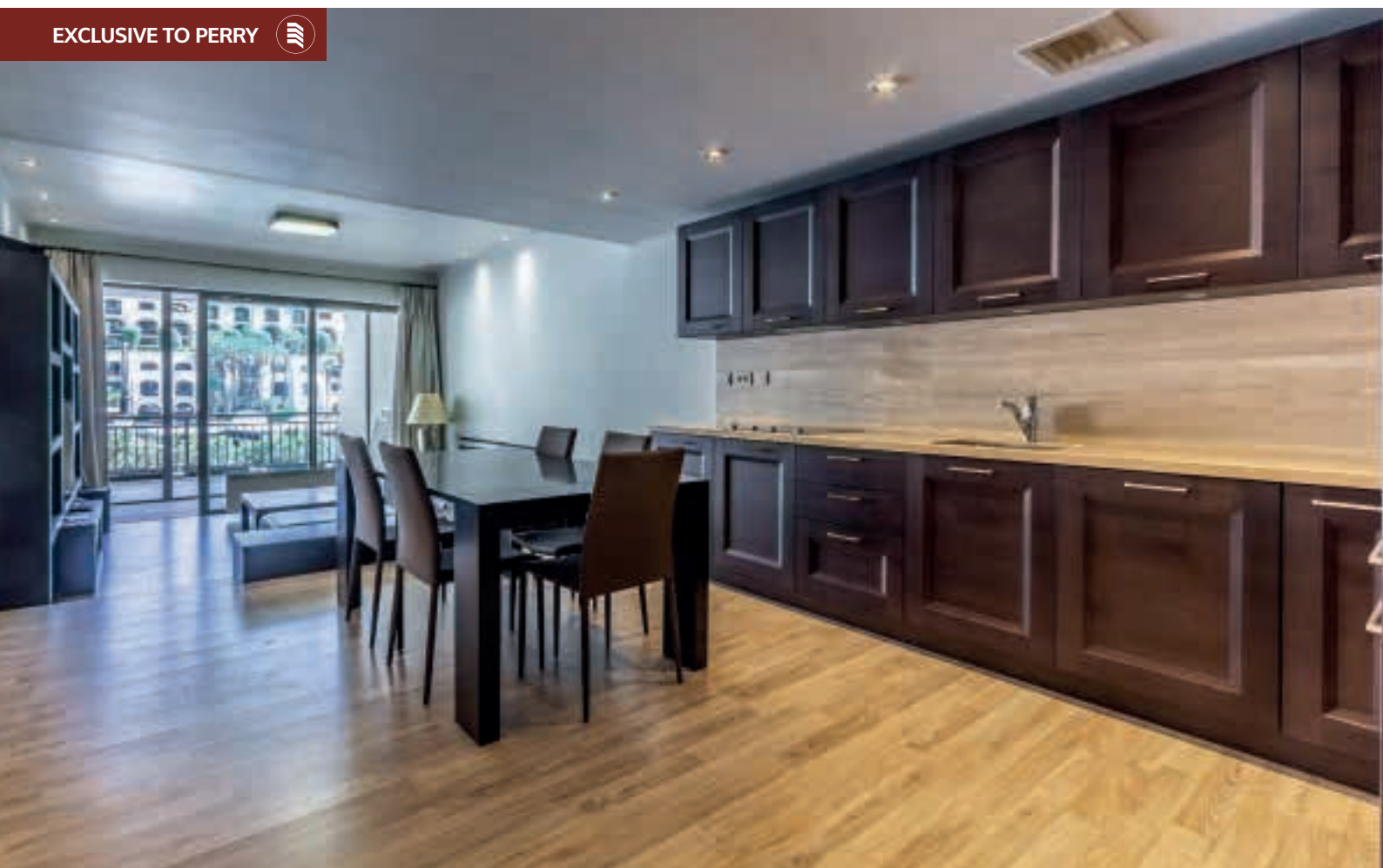
Approx. 34sqm
External Size



Approx. 205sqm
Total Size

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

The property is being sold fully furnished. **SOLE AGENTS**



A lovely residence benefitting from many first-class amenities

Portomaso | €650,000 | Ref: FA602451



2 Bedrooms



2 Bathrooms



Approx. 112sqm
Internal Size



Approx. 30sqm
External Size



Approx. 142sqm
Total Size

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



A south-facing apartment enjoying spectacular Valletta views

Sliema | €980,000 | Ref: FA700238



3 Bedrooms



1 Bathrooms



Approx. 125sqm
Internal Size

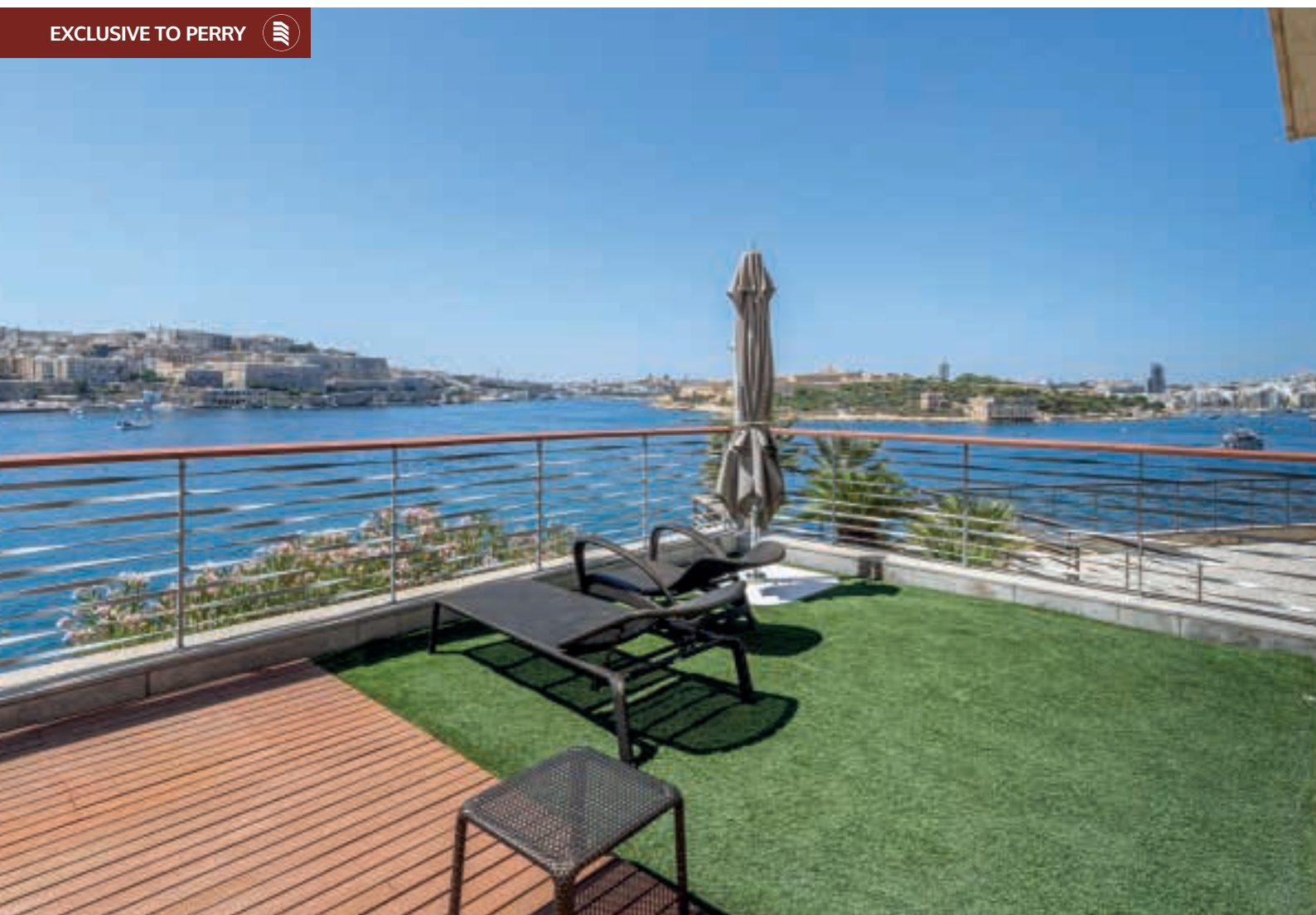


Approx. 16sqm
External Size



Approx. 141sqm
Total Size

Set in the heart of Sliema, amidst cafes, 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.



A wonderful apartment with sublime finishings and top amenities

Tigné Point | €4,200,000 | Ref: FA700243



4 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 300sqm
Total Size

We are delighted to present as EXCLUSIVE AGENTS this wonderful APARTMENT spanning close to 300sqm in this leading lifestyle development offering residents dramatic views and a calm, pedestrian-friendly environment in the beating heart of this major and sought-after town. Accommodation comprises an entrance hall leading to an open plan kitchen/sitting/dining area leading out on a most spectacular terrace garden with direct sea and 16th century Valletta views ideal for entertaining, laundry room with private/dedicated drying area, four bedrooms (two with en-suite) guest bathroom and lovely back yard. The property also benefits from sublime furnishings and a two-car lock-up garage and all the luxury amenities that come with such a development including a large communal swimming pool.



Sliema | Price on request | Ref: FA700150



3 Bedrooms

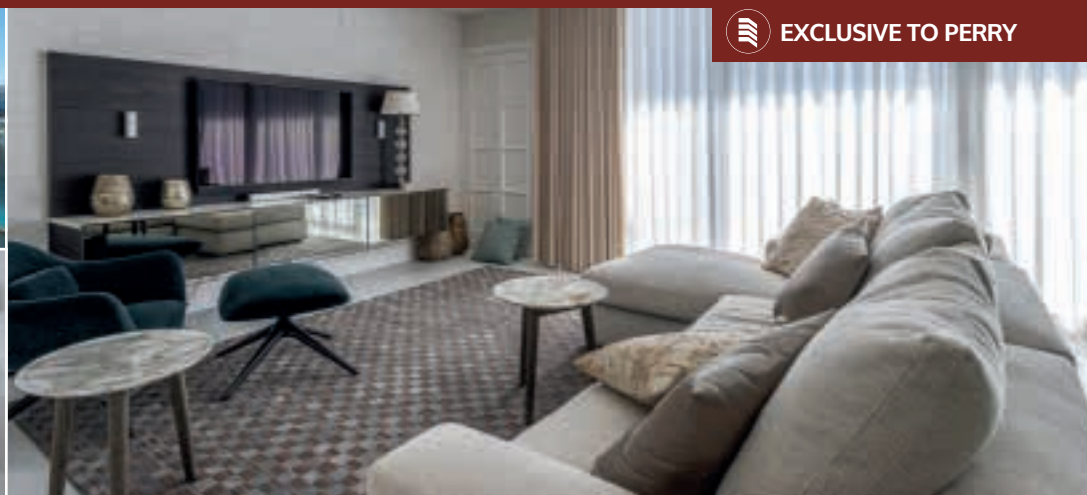


3 Bathrooms



Approx. 390sqm
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 ensuite 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 | €3,700,000 | Ref: PH700017



3 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 250sqm
Internal Size



Approx. 150sqm
External Size



Approx. 400sqm
Total Size

The Perry team are proud to present this outstanding PENTHOUSE on 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, as well as high-end furniture all included.



Sliema | €980,000 | Ref: FA600090



3 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 208sqm
Internal Size



Approx. 17sqm
External Size

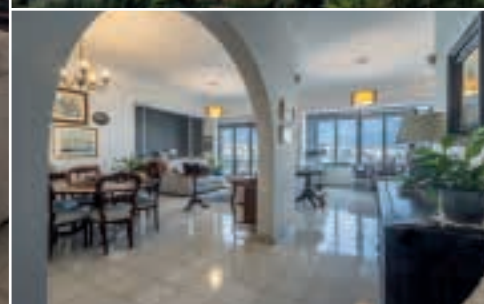


Approx. 225sqm
Total Size

A very spacious SEAFRONT APARTMENT, enjoying unobstructed sea and panoramic views of Manoel Island and the Valletta Bastions.

Accommodation comprises an entrance hall, sitting area leading onto the front balcony, dining room, large fully fitted kitchen, three bedrooms, two bathrooms are en-suite, guest bathroom, laundry room, rear balcony and an underlying car space which can easily be transformed into a lock-up garage. Possibility to purchase another garage space.

EXCLUSIVE TO PERRY



Sliema | €1,600,000 | Ref: FA700226



4 Bedrooms



2 Bathrooms



2 Car Spaces



Approx. 195sqm
Internal Size



Approx. 5sqm
External Size



Approx. 200sqm
Total Size

Tower Road – A superb one-of-a-kind, double-fronted 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, a separate kitchen/breakfast room with adjacent pantry, three double bedrooms (main with an en-suite bathroom), one single bedroom, main bathroom, boxroom and ample storage spaces.

Included with the sale of this freehold apartment are two, adjacent, car spaces within the same block.



Sliema | €1,600,000 | Ref: FA700166



3 Bedrooms



2 Bathrooms



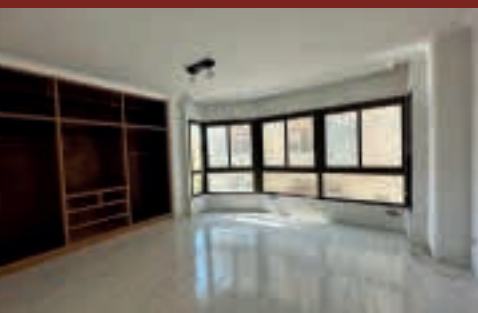
Garage (2 Capacity)

Approx. 168sqm
Internal SizeApprox. 16sqm
External SizeApprox. 184sqm
Total Size

A spacious APARTMENT offering an unparalleled living experience, enjoying views of Sliema Creek and the capital city of Valletta.

The accommodation features an entrance hall, a dining/living area leading to a balcony taking in the unobstructed views, a kitchen/breakfast, three bedrooms (master with an en-suite bathroom), a main bathroom, a convenient box room, and a back terrace.

The property is also complemented by two allocated underground car spaces.



Sliema | €1,150,000 | Ref: FA700174



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)

Approx. 200sqm
Total Size

A great opportunity to purchase a large corner APARTMENT located on the prestigious Tower Road seafront and enjoying marvellous sea views from practically every room. Once renovated this property will have a bright and welcoming entrance hall, open plan fully fitted and equipped kitchen/sitting/dining, three double bedrooms, main with en-suite bathroom, laundry room and spare bathroom and a guest toilet. Property also includes an interconnecting car space.

Tigné Point

Ref: DA700005 | €3,000,000

A DUPLEX APARTMENT comprising a wide entrance hall, open plan kitchen/sitting/dining area leading out to the terrace with views amazing views, laundry room with private/dedicated drying area, four bedrooms (two with en-suite) guest bathroom and lovely back yard. The property also benefits from a two-car lock-up garage and all the luxury amenities that come with such a development including a large communal swimming pool.



Sliema

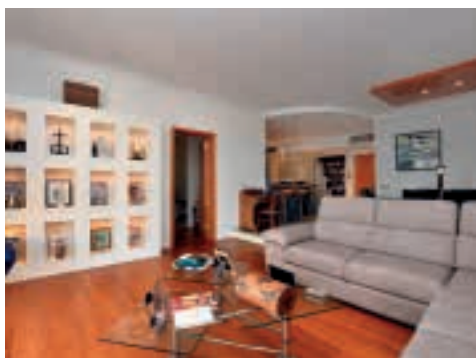
Ref: PH700019 | €1,750,000

Sprawled over the entire top floor of the building this magnificent PENTHOUSE has a beautiful floor plan comprising of a sitting/dining room, kitchen/breakfast, both opening onto the large terrace, study area, three spacious double bedrooms master with the possibility to have an en-suite and all having direct access to the rear terrace, two bathrooms, two boxrooms, and one underlying car space. This magnificent property is freehold and comes complete with its airspace allowing extending further. Worth viewing.

Sliema

Ref: FA602577 | €875,000

This spectacular APARTMENT comprising a hall, a large open plan kitchen/dining/living room opening onto a good size terrace from which sea and promenade views can be enjoyed, three bedrooms – of which two come with shower en-suites and walk-in wardrobes – laundry room, and rear balcony. All common areas refurbished to high standards and will include a new passenger lift, and fire detection equipment. More details on request.



Portomaso

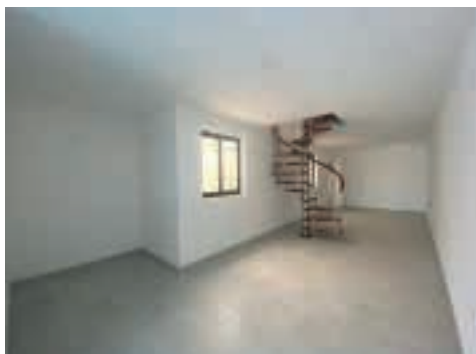
Ref: FA602095 | €900,000

Impeccably presented this SEAFRONT APARTMENT forms part of an exclusive award-winning yacht marina development. Accommodation comprises an open plan kitchen/sitting/dining room opening onto a balcony from which Marina/sea views can be enjoyed, two bedrooms (master with shower en-suite), a main bathroom, a laundry room, and one underlying secure car space. An outstanding lifestyle purchase for anyone who enjoys fabulous restaurants, entertainment, world-class designer boutiques and speciality stores close by.

Mellieħa

Ref: DP700007 | €445,500

This DUPLEX PENTHOUSE is located right on the water's edge enjoying excellent sea and country views. This bright property enjoys an abundance of light. The layout includes an open plan kitchen/lounge/dining leading onto a front terrace and a bathroom, while on the uppermost roof through an internal staircase are two bedrooms, a main bathroom and a front terrace. Airspace included. Freehold.



Sliema**Ref: FA602691 | €1,150,000**

A beach front APARTMENT with an impressive sea view from its terrace with outdoor furniture. Accommodation offers a spacious and bright open plan living/dining, leading onto the terrace. The kitchen is independent and fully equipped enjoying a breakfast area by the windows taking in breathtaking views of the sea. There are three double bedrooms, main has an en-suite shower and there is a further bathroom. Underlying garage also included.

**Fort Cambridge****Ref: FA602622 | €1,390,000**

A luxuriously finished APARTMENT enjoying marvellous unobstructed views of Valletta, Manoel Island and the sea beyond from its large terraces. Comprising hall, sitting/dining, fitted kitchen/breakfast, two bedrooms, main bathroom, guest toilet and an underlying spacious car space garage. This property is situated in a residence with private gardens and a swimming pool.

Sliema**Ref: FA700215 | €1,070,000**

A spectacular APARTMENT offering breath taking views of the Sliema creek. Accommodation comprises open plan kitchen/sitting/dining area which opens onto a spacious terrace, three bedrooms (master with walk-in and en-suite), study and a utility room. The property is also excellently located within walking distance to all amenities including an abundance of top-quality cafes and restaurants. Property is being sold furnished, also with an underlying car space.

**Ta' Xbiex****Ref: FA700216 | €1,900,000**

An amazing APARTMENT enjoying stunning views of the yacht marina. Spacious accommodation comprises welcoming hall, large open plan kitchen/living/dining leading onto a very spacious terrace ideal for outdoor dining, three double bedrooms all with bathrooms en-suite, laundry and storage room. Further complementing this bright and spacious apartment is an underlying garage, a truly spectacular property throughout.

Portomaso**Ref: FA602744 | €1,200,000**

An exceptional SEAFRONT APARTMENT set in one of the most sought-after waterfront lifestyle developments on the Island – The Portomaso Marina. Accommodation comprises a welcoming hallway, large open plan kitchen/sitting/dining leading out onto a larger than usual, impressive terrace benefiting from spectacular marina and sea views. The property further comprises two double bedrooms main with en-suite bathroom and guest bathroom. The property also includes an underlying car space.





A delightful villa enjoying marvellous country and sea views

Baħar iċ-Ċagħaq | €1,525,000 | Ref: SV600211



3 Bedrooms



4 Bathrooms



Garage (2 Capacity)



Approx. 340sqm
Internal Size

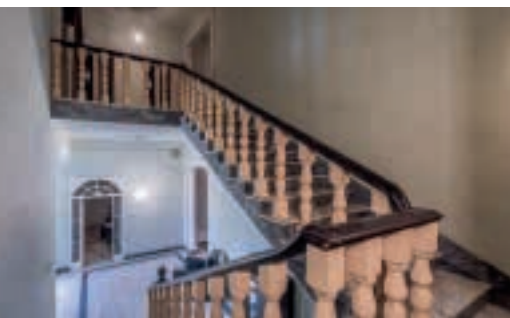


Approx. 130sqm
External Size



Approx. 280sqm
Total Size

A beautifully finished VILLA facing a green area enjoying marvellous country and sea views from its multiple terraces set in a delightful ambience of tranquillity yet close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast/living, study, guest toilet, three bedrooms (all having en-suite bathrooms), laundry, games room, two-car garage, swimming pool and garden.



Attard | €2,200,000 | Ref: DV500078



3 Bedrooms



1 Bathroom



Garage (2 Capacity)

Approx. 1,050sqm
Total Plot Size

A fully detached villa with an imposing façade located in this sought after residential area. This prestigious home built on a plot measuring 1,000sqm comes in the form of a large entrance hall having rooms on either side. At ground level one finds a study, sitting, dining and a separate living and kitchen leading onto a large garden with space for a pool, three double bedrooms, a large car port that can take around four cars and a two-car garage.



Mellieħa | €2,875,000 | Ref: DV600185



5 Bedrooms



6 Bathrooms



Garage (1 Capacity)

Approx. 2,000sqm
Total Plot Size

A 2,000sqm footprint FULLY DETACHED VILLA with magnificent sea views, a pool with extensive entertaining area and a lush surrounding garden. The built-up area includes a basement with a garage, ground floor and first floor. This property could also be split into two separate plots of 1,000sqm each. Highly recommended.



San Ġwann | €1,325,000 | Ref: SV600207



3 Bedrooms



3 Bathrooms



Garage (4 Capacity)



Approx. 472sqm
Internal Size



Approx. 100sqm
External Size



Approx. 260sqm
Total Size

Luxurious three-bedroom VILLA with wide hall, lift from ground to rooftop, balconies, terraces, interconnected kitchen and yard, laundry room, rooftop shower with kitchenette and a rooftop swimming pool boasting spectacular views. The property includes a four-car garage with storage and a versatile flatlet or storage rooms in shell condition, offering a perfect blend of modern elegance, convenience and outdoor relaxation in a serene neighbourhood setting.



Baħar iċ-Ċagħaq | €2,900,000 | Ref: DV500054



3 Bedrooms



2 Bathrooms



Garage (3 Capacity)



Approx. 1,500sqm
Total Size

Large elevated fully detached BUNGALOW set on a plot measuring 1,500sqm in one of the best areas of Baħar iċ-Ċagħaq enjoying sea views. Layout comes in the form of a welcoming entrance hall with a skylight, three double bedrooms with the main bedroom enjoying sea views, the use of a walk-in wardrobe and a bathroom en-suite. The other two bedrooms share a main bathroom. The property also has a formal sitting and dining room, which then leads into a separate kitchen with a large terrace that leads to a large pool area with ample space for entertaining. At basement level one finds a good sized garage and a separate flatlet which could be used as a games room. All around the property one finds landscaping with mature trees. Viewing is a must.

Żebbuġ**Ref: SV600183 | €1,950,000**

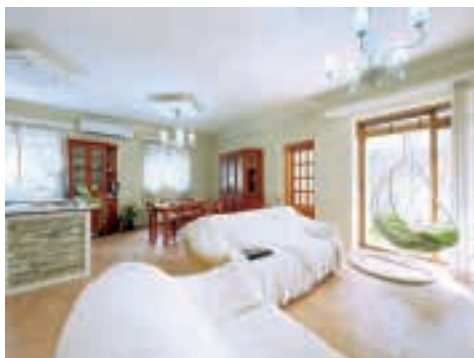
SEMI-DETACHED VILLA set on approximately 750sqm of land. Comprising an entrance hall, study, a formal sitting/dining room overlooking a central courtyard, fitted kitchen/breakfast complete with pantry, living room all opening onto a landscaped garden, large swimming pool with ample sundeck area perfect for relaxation or for recreational purposes. Upstairs one finds a master bedroom with bathroom en-suite, walk-in wardrobe and private terrace, a further three double bedrooms all with shower en-suites, family bathroom and laundry room.

**Marsascala****Ref: SV600209 | €1,490,000**

SEMI-DETACHED VILLA, just metres off the seafront. The villa has a four-car garage with a large storeroom and gym area, car port leading to a garage and a decked private garden with a large pool. The ground floor of the villa has a living area, bathroom, bright kitchen and dining looking onto the garden and pool, three bedrooms, (main with en-suite), washroom with a kitchenette leading onto roof terrace and having sea views.

Marsaxlokk**Ref: BD600047 | €1,500,000**

DETACHED BUNGALOW, located in a tranquil neighbourhood, and offers a comfortable living. Comprising welcoming hall, open plan kitchen/living room that opens up to a swimming pool and leisure area, three bedrooms, two bathrooms (one en-suite), and laundry room. The property also features landscaped side and front gardens, as well as a carport. Underlying there's a sizeable basement with abundant storage space, potential for a flatlet, and a three-car garage.

**Mellieha (Santa Maria Estate)****Ref: SV600030 | €1,100,000**

A luxuriously finished VILLA enjoying marvelous open views of the valley and the sea beyond, having spacious accommodation throughout. Comprising of a hall, sitting/dining, fitted kitchen/breakfast, study, guest toilet, three bedrooms (all with bathroom/shower en-suite), laundry, two walk-in wardrobes, underlying two-car garage with extra storage, garden and swimming pool.

Ta' Xbiex**Ref: SV600193 | €3,270,000**

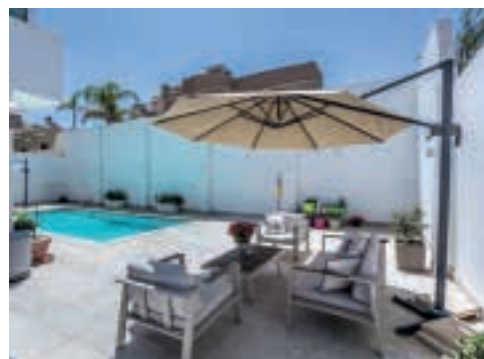
A beautiful seafront VILLA built in the early 20th century. Accommodation comprises welcoming hall, sitting room, dining room, living room, study, fully equipped kitchen, guest toilet, four bedrooms, three bathrooms (one en-suite), laundry, a very spacious terrace with an amazing view of the yacht marina,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



Iklin

Ref: DV600175 | €2,250,000

Set on high grounds with excellent views, a corner fully DETACHED BUNGALOW enjoying large outdoor areas with mature gardens, a driveway, terraces and a large swimming pool with ample entertaining area. Accommodation comprises welcoming entrance hall, sitting/dining, study, open plan kitchen/breakfast, three bedrooms, three bathrooms (one en-suite), laundry, an underlying two-bedroom flatlet, games room and a garage.



Madliena

Ref: SV500125 | €2,900,000

A unique contemporary VILLA, set on high grounds situated in this prestigious locality. Comprising entrance hall, kitchen/dining room, separate living all leading onto a large outdoor entertaining area with a pool. On the upper floor one finds three double bedrooms all with en-suite and a walk-in. At roof level one finds an office with a bathroom ensuite or could be used as the fourth bedroom with a terrace enjoying sea views. A two-bedroom flatlet and three-car garage and two-car drive.

Siggiewi

Ref: DV600001 | Further details on request

Immaculate, modern and newly built DETACHED VILLA situated in a lovely and tranquil rural area. Comprising open plan kitchen/sitting/dining room, three double bedrooms all with bathroom ensuite, guest toilet and a second living area. Study, having its own private entrance that can be converted into the fourth bedroom. The property also includes private surrounding gardens and a pool area with a sauna and a 12-car driveway.



Mellieha

Ref: DV01275 | €9,500,000

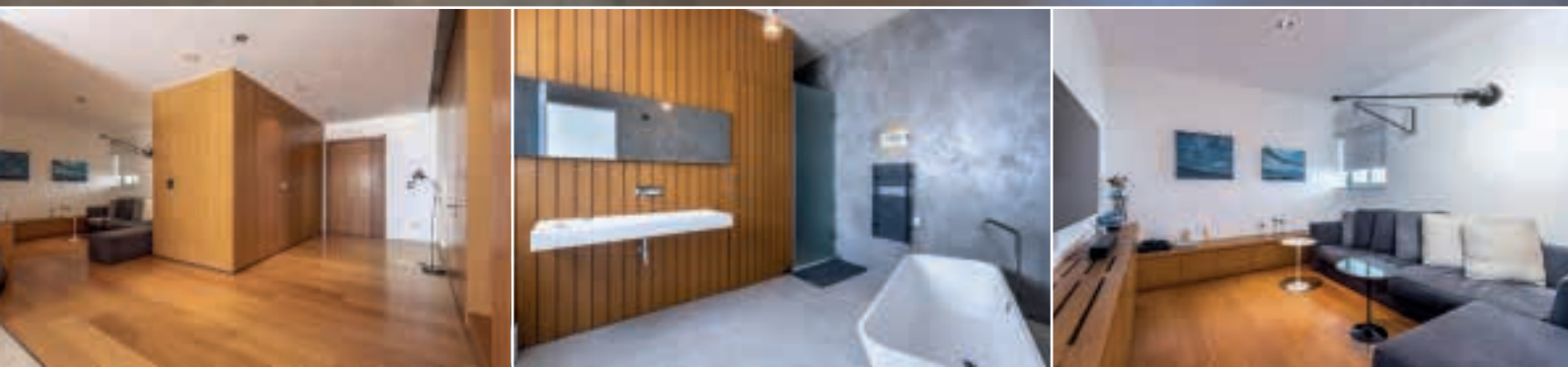
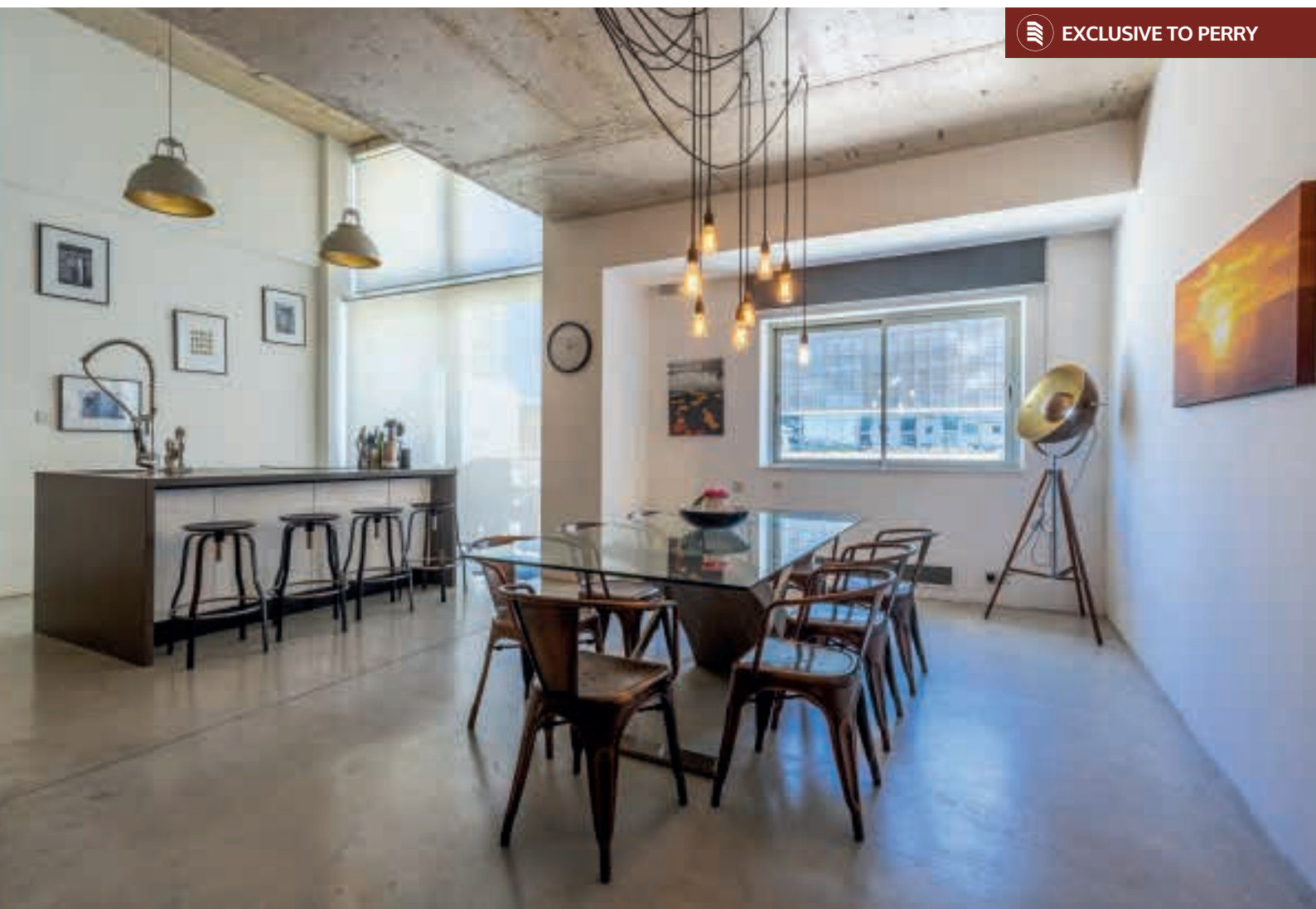
A stunning DETACHED VILLA, beautifully built, secluded by its landscaped grounds and enjoying unobstructed panoramic sea views. Designer finished accommodation comprises sitting/dining room, separate living room, guest toilet, kitchen/breakfast, four large bedroom suites each with bath and dressing rooms, office, cinema room, gym, wine cellar, laundry room, two driveways and garage. The exotic swimming pool is serviced by several lounging areas, a bar and showers.

Madliena

Ref: SV600159 | €3,500,000

A well-built SEMI-DETACHED VILLA enjoying marvellous valley and sea views with views up to Gozo, having a lovely open-plan layout. Comprising hall, sitting/dining, kitchen, breakfast, three bedrooms all having en-suite facilities, guest toilet, flatlet, gym/office, three-car garage, garden and swimming pool.





A stunning duplex apartment with a private roof terrace

Tigné Point | €1,250,000 | Ref: DA700008



2 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 139sqm
Internal Size



Approx. 31sqm
External Size



Approx. 170sqm
Total Size

A stunning DUPLEX APARTMENT located at this leading lifestyle development. Accommodation comprises entrance hall leading to an open plan kitchen/sitting/dining area. The kitchen enjoys lovely floor to ceiling apertures leading out onto an al fresco terrace. At this level one also finds a guest toilet and large cloak room. Upstairs one finds a fantastic master bedroom with balcony overlooking the attractive piazza also having a walk-in wardrobe and large en-suite bathroom. Further complementing this property is a large guest bathroom, a further double bedroom, also having open views and a private roof terrace ideal for entertaining and having great views onto the piazza and glimpses of the sea. Also included is a larger than usual underlying parking space with lift access.



An excellent investment opportunity in this seaside location

Sliema | €450,000 | Ref: FA700171



3 Bedrooms

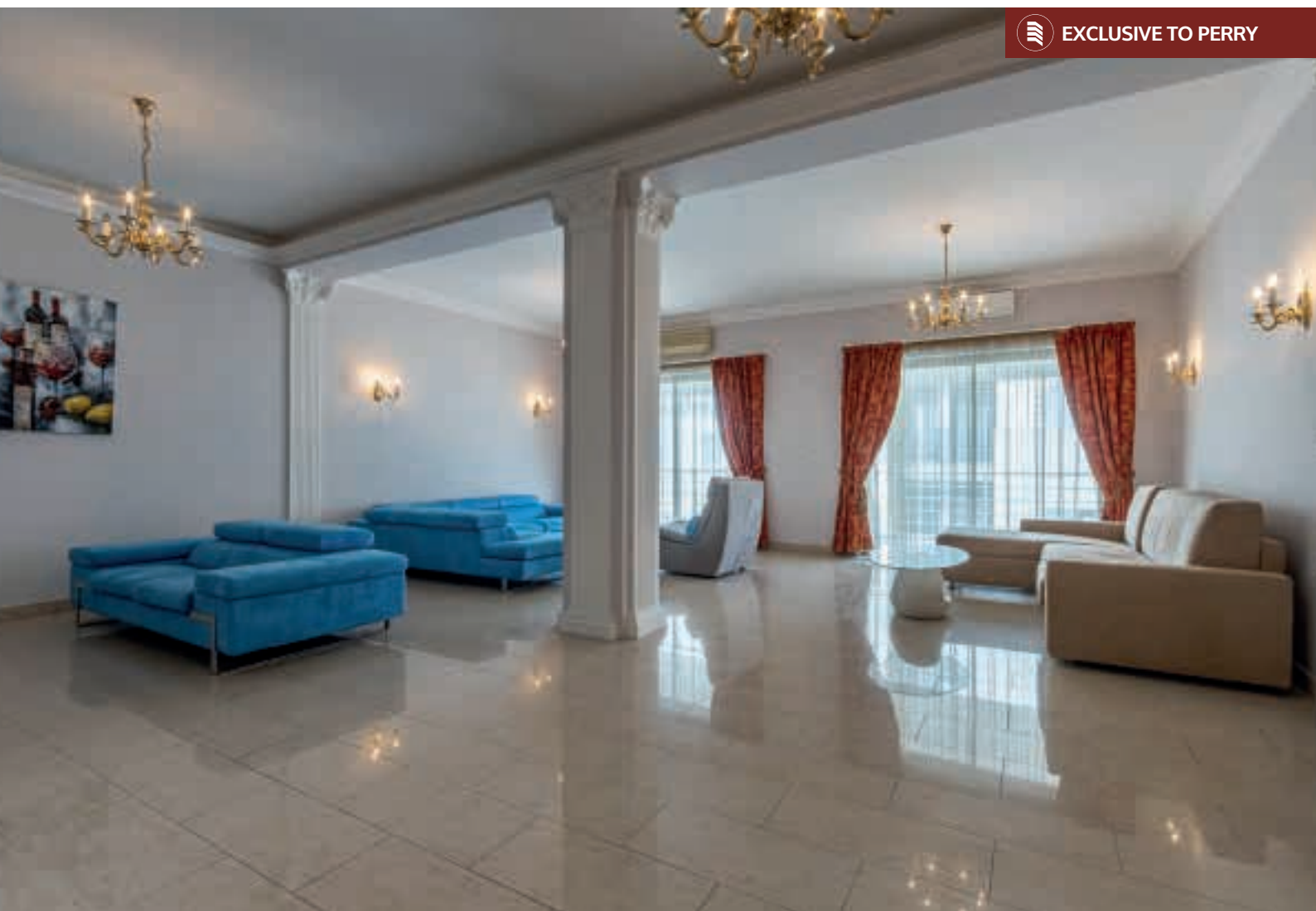


2 Bathrooms



Approx. 120sqm
Total Size

A spacious three-bedroom APARTMENT forming part of a small block with lift access. Ideally located close to the largest shopping centre in Malta and seafront promenade. Accommodation comprises of an entrance hall, open plan sitting/dining/kitchen area, three bedrooms, two bathrooms (one en-suite) and a front balcony. This residence also benefits from a vast array of top amenities and some of Malta's leading beach clubs, all within a short walking distance.



A superb fully-furnished family home

Sliema | €635,000 | Ref: FA602822



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 200sqm
Internal Size



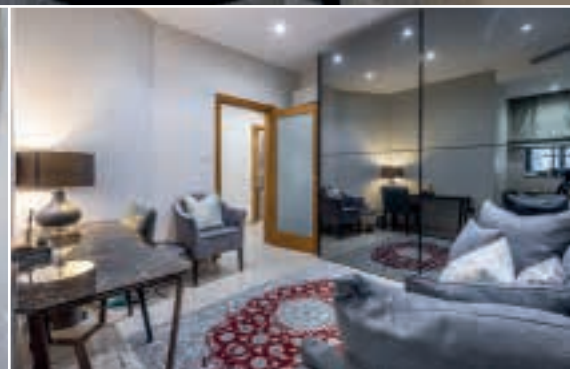
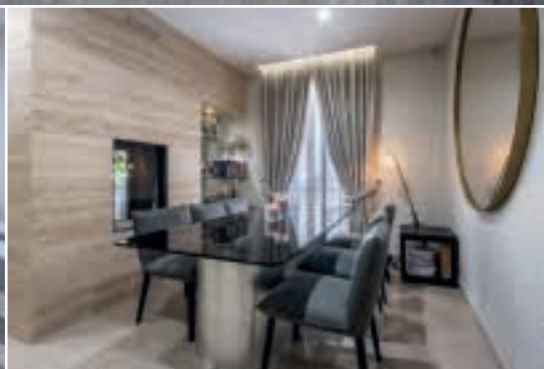
Approx. 20sqm
External Size



Approx. 220sqm
Total Size

We are proud to offer as EXCLUSIVE AGENTS this truly spectacular three-bedroom APARTMENT, located on a high floor, set right in the centre of this bustling town, just walking distance to Sliema shopping centre, the promenade and beach clubs. Measuring over 200sqm, forming part of this modern block, this classic home is impeccable, enjoys high ceilings throughout, offered furnished. Accommodation comprises of an entrance hall, a spacious sitting/dining room which opens onto a large balcony, a separate fully fitted kitchen, three good sized bedrooms (two with balconies), master bedroom with en-suite bathroom, a utility room, a main bathroom and a boxroom.

Includes a one-car underlying garage. Ideal family home. Freehold.



A great investment opportunity in a dynamic neighbourhood

Sliema | €580,000 | Ref: FA700203



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 130sqm
Internal Size



Approx. 10sqm
External Size



Approx. 140sqm
Total Size

We are delighted to present as EXCLUSIVE AGENTS, an attractive three-bedroom APARTMENT measuring approximately 140sqm in the beating heart of this sought-after town. The property is ideally located in a small building consisting of only one apartment per floor and served by a modern lift. The property is being sold fully furnished and equipped to the highest standards, with elegant simplicity.

The interiors have been thoughtfully designed by the current owner. Immaculate accommodation comprises an open plan kitchen/sitting/dining, three bedrooms (main with en-suite) guest bathroom and a laundry room. The property also benefits from an underlying garage space and enjoys a great location, moments from the waterside in Sliema's dynamic neighbourhood with bustling streets, malls, parks, beaches, premium gyms and transport routes, etc, within short walking distance. A great investment opportunity that must be seen to be fully appreciated.



Balzan | €500,000 | Ref: FA602760



3 Bedrooms



2 Bathrooms



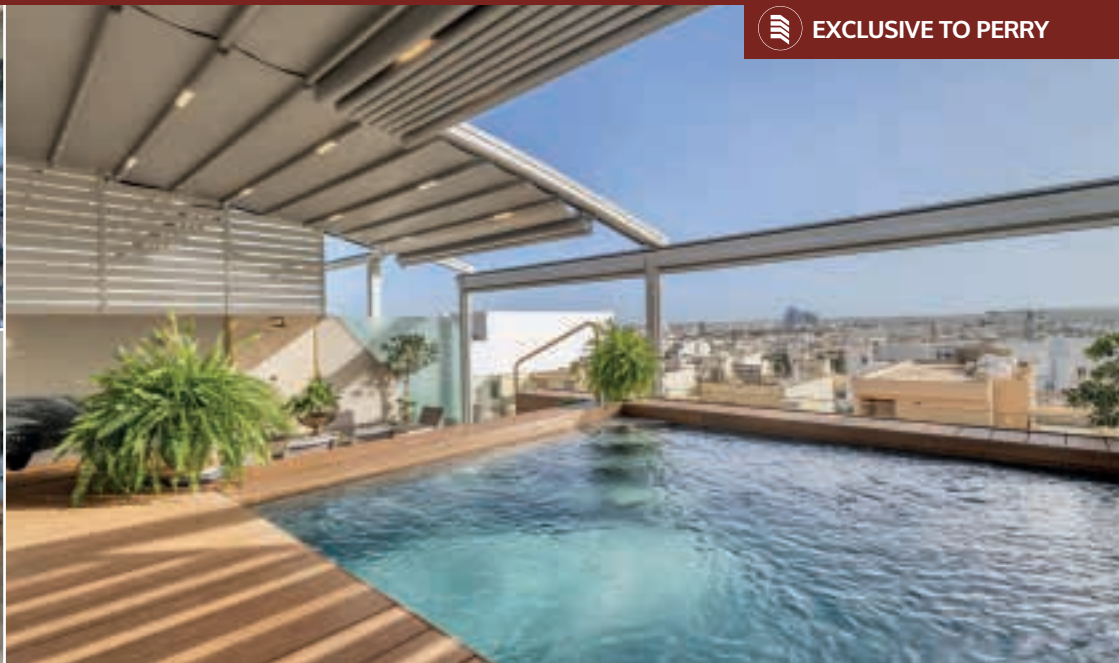
Garage (1 Capacity)


Approx. 110sqm
Internal Size

Approx. 50sqm
External Size

Approx. 160sqm
Total Size

We are proud to be exclusive agents of this wonderful ground floor APARTMENT in this highly finished block in Balzan. The property has a bright and sunny front garden with BBQ area that is perfect for entertaining, open plan sitting/dining/kitchen, three bedrooms, two bathrooms and a large yard at the back. This beautiful apartment is fully furnished with designer furniture and extremely well kept; it measures 160sqm and is bright and spacious. A car space is also included. Highly recommended and worth viewing.


EXCLUSIVE TO PERRY

Iklin | €795,000 | Ref: PH700038



2 Bedrooms



2 Bathrooms



Garage (2 Capacity)

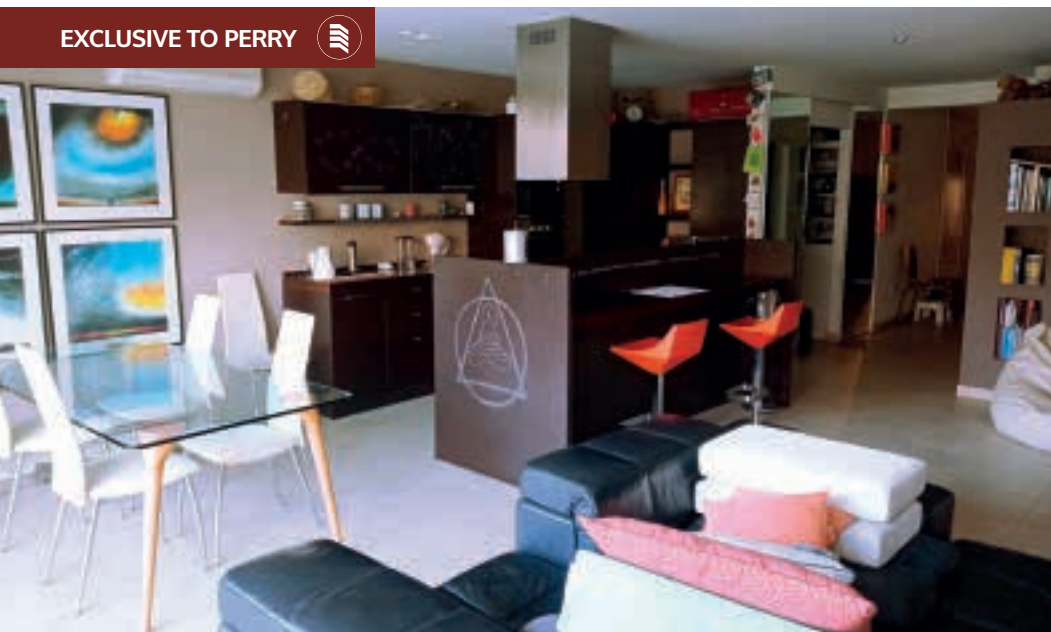

Approx. 101sqm
Internal Size

Approx. 39sqm
External Size

Approx. 140sqm
Total Size

A luxurious PENTHOUSE comprising two bedrooms, one of which includes an ensuite bathroom and a walk-in closet, spacious open plan kitchen, living and dining area leading onto the deck, where you'll find a dining area alongside a refreshing plunge pool with a mesmerizing waterfall feature, all complemented by breathtaking views of the surroundings. Additionally, it comes with a one-car lock-up garage.

EXCLUSIVE TO PERRY



Sliema | €470,000 | Ref: FA700190



2 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 136sqm
Internal Size



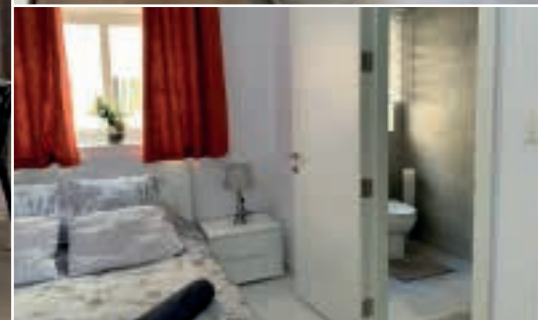
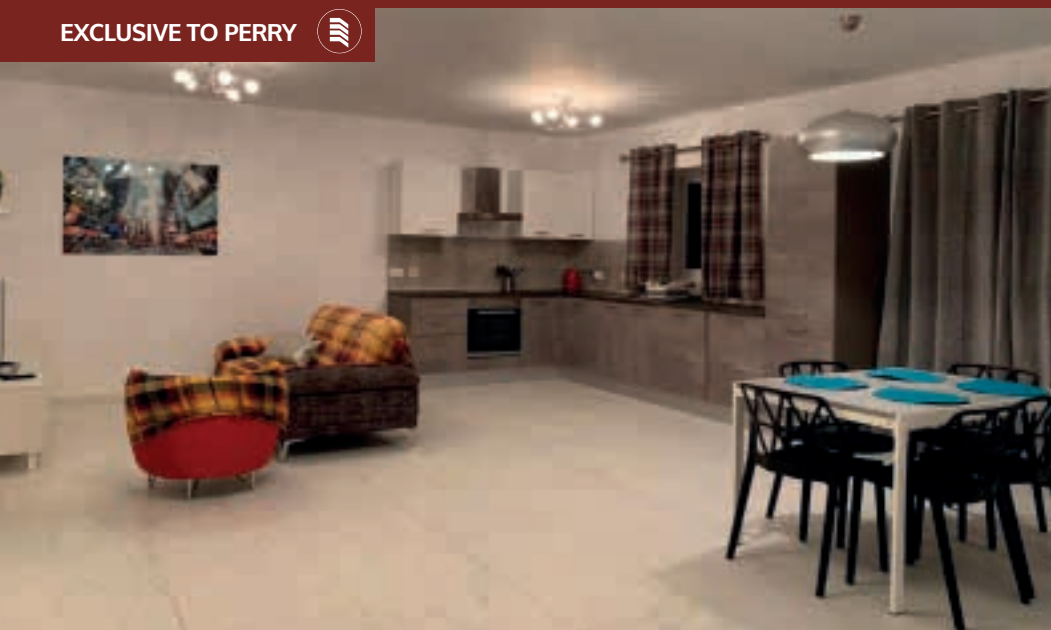
Approx. 42sqm
External Size



Approx. 178sqm
Total Size

A stylish APARTMENT situated in Sliema's prime location within the vicinity of The Strand. Property comprising entrance hall, spacious open plan kitchen, living and dining area leading onto a sizable backyard ideal for entertaining, two bedrooms main with en-suite, family bathroom, laundry room and storage room. Measuring 136sqm internally and 42sqm externally, this property is being offered with a fitted kitchen having new appliances, air-conditioning throughout and a one-car space.

EXCLUSIVE TO PERRY



Ta' Xbiex | €395,000 | Ref: FA700225



3 Bedrooms



3 Bathrooms



Approx. 112sqm
Internal Size

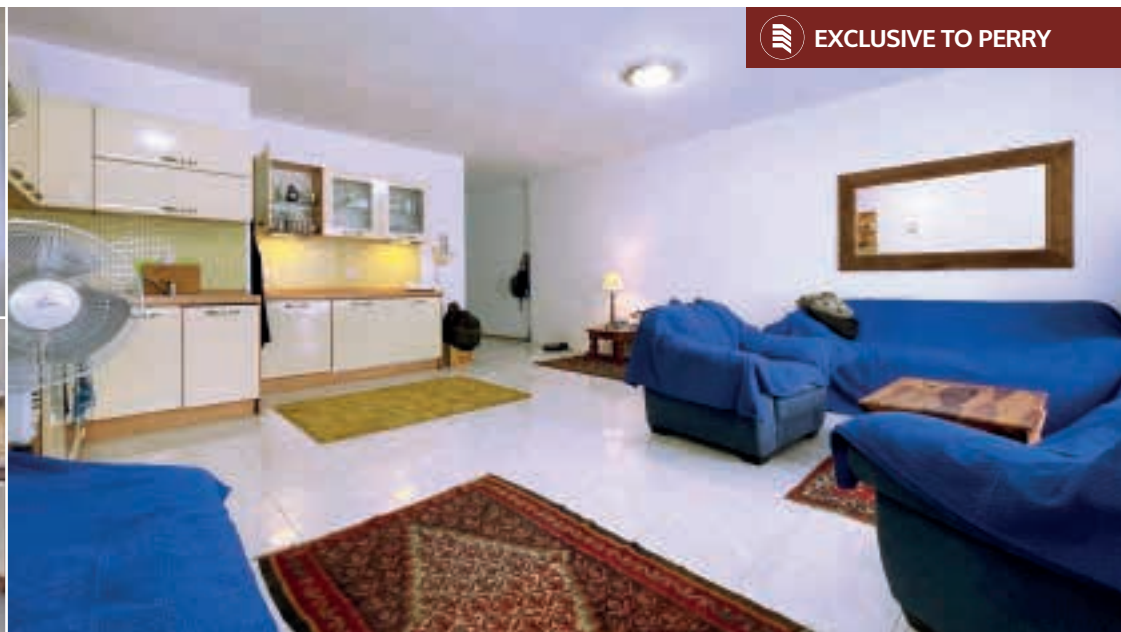


Approx. 8sqm
External Size



Approx. 120sqm
Total Size

This lovely high-floor and very spacious APARTMENT is nestled in the traditional residential area of Ta' Xbiex. The property is being sold fully furnished and consists of an open plan kitchen/dining/living with all the modern furnishings, a guest bathroom, three double bedrooms (two of which have their own bathroom en-suite). Being in the heart of this popular town, this property is in close proximity to convenience stores, frequent bus routes and beautiful marinas and promenades.


EXCLUSIVE TO PERRY

St Julian's | €375,000 | Ref: FA700108



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)


Approx. 130sqm
Internal Size

Approx. 6sqm
External Size

Approx. 136sqm
Total Size

A well-kept APARTMENT situated just a few minutes from Balluta Bay St Julian's close to all amenities, and public transport. Accommodation comprises a hall, open plan/kitchen/sitting/dining room complete with balcony, three bedrooms, bathroom, guest toilet, boxroom, and one secure underlying car space. The property is freehold and enjoys ownership of a divided share of the communal roof.

Can also be perfect for rental investment purposes and enjoying substantial future capital. SOLE AGENTS


EXCLUSIVE TO PERRY

Sliema | €395,000 | Ref: FA700149



3 Bedrooms



2 Bathrooms


Approx. 120sqm
Total Size

A well-presented APARTMENT, on a high floor and located just off the Sliema seafront. Accommodation is spread over approximately 120sqm and comprises an open-plan kitchen/dining/living leading out onto a terrace, master bedroom (shower en-suite) and two further bedrooms all enjoying a floor-to-ceiling window, main bathroom, and a laundry/storage room. SOLE AGENTS

EXCLUSIVE TO PERRY



Sliema | €1,300,000 | Ref: PH700016



3 Bedrooms



3 Bathrooms



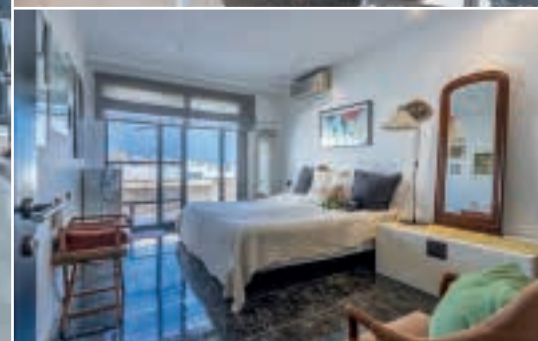
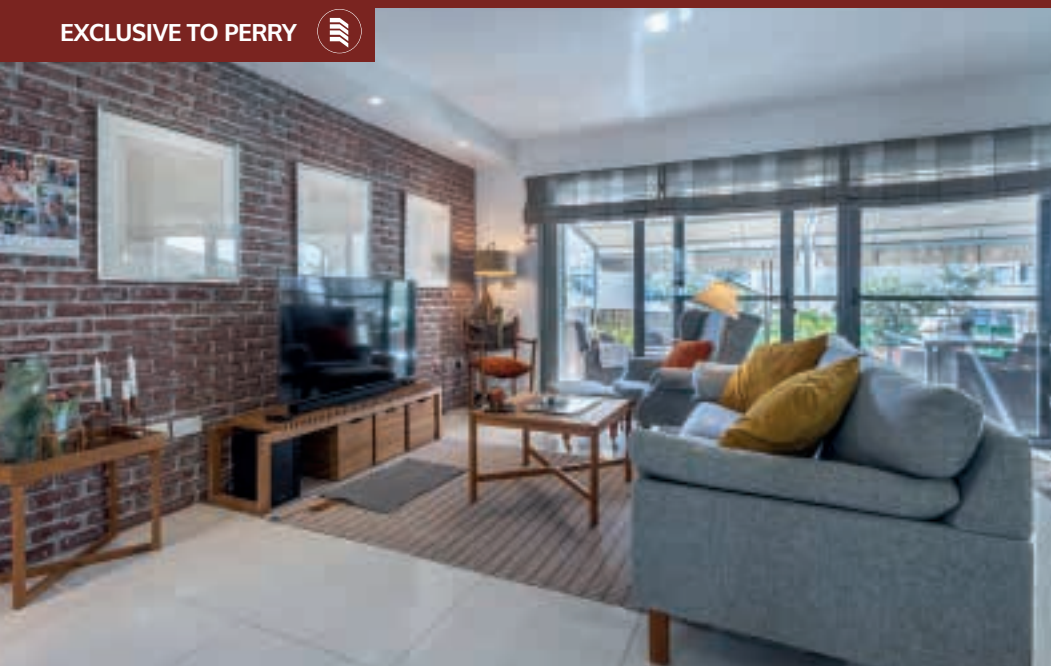
Garage (3 Capacity)



Approx. 300sqm
Total Size

A spacious PENTHOUSE located within the popular and cosmopolitan area of Sliema, comprising entrance hall, sitting/dining room, fully fitted and equipped kitchen/dining, three double bedrooms one with en-suite bathroom, study area, family bathroom and guest loo. This residence also enjoys a sizeable terrace with sea views. The property is also being offered FREEHOLD and is being sold with airspace and a private laundry room on the roof, also making it an attractive long-term investment opportunity.

EXCLUSIVE TO PERRY



St Julian's | €795,000 | Ref: PH700009



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 142sqm
Internal Size



Approx. 40sqm
External Size



Approx. 182sqm
Total Size

An attractive, modernly finished PENTHOUSE perched on high grounds enjoying open views from its front and back terraces, set in a small block close to all amenities. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, main bathroom, shower en-suite, laundry and an underlying two garage spaces. Airspace is included in the price. SOLE AGENTS



Pendergardens | €980,000 | Ref: PH700024



3 Bedrooms



2 Bathrooms


Approx. 200sqm
Total Plot Size

A luxurious PENTHOUSE set within a landmark development in the fashionable and bustling centre of St Julian's, comprising a fantastic terrace, offering substantial entertaining space, three bedrooms, two bathrooms (main with en-suite), a beautiful sitting room and fully fitted and equipped kitchen with all Miele appliances. The apartment is being offered in immaculate condition and fully furnished with designer custom furniture. Also included is an underlying parking space.


EXCLUSIVE TO PERRY

Tigné Point | €999,000 | Ref: FA700048



2 Bedrooms



2 Bathrooms



Garage (1 Capacity)


Approx. 177sqm
Total Size

A stylish APARTMENT in Tigné Point enjoying a calm, car-free environment of private gardens and courtyards. Accommodation comprises welcoming hall, amazing master bedroom with ensuite bathroom, second double bedroom, fully fitted and equipped kitchen, open plan sitting/dining leading out onto the terrace and guest toilet. The property is being sold mostly furnished with air-conditioning throughout and an interconnecting car space.

Gzira

Ref: FA700214 | €450,000

An immaculately designed APARTMENT, close to all modern amenities. A lot of thought has been put in designing the bespoke 'ChilisChilli' kitchen, living/dining space as a central hub of the house, with an integrated working space. The sleeping quarters consist of a master bedroom with en-suite shower, a bathroom, and a spare bedroom. Convenient location with walking proximity to the sea, shops, restaurants and all other daily amenities.



Sliema

Ref: FA601613 | €575,000

Luxuriously finished third floor APARTMENT situated on a great street in this sought after location surrounded by all amenities. Apartment comprises a decent size open-plan living and dining, separate fully kitted out kitchen with high-grade appliances, laundry, main bathroom, three bedrooms with en-suite facilities in the master bedroom and a front and back balcony. Also included is an underlying two-car garage with easy access. Freehold.

Gzira

Ref: PH700040 | €800,000

A spacious PENTHOUSE boasts approximately 350sqm of living space and is situated moments away from central Sliema. With open views from most rooms and terraces, the layout features a welcoming entrance hall, sitting/dining room, family room, kitchen/breakfast, study, four double bedrooms, three bathrooms (including one en-suite), a utility room and a laundry room. Furthermore, this property includes its airspace, and two lock-up garages that also provide ample storage options.



Marsaxlokk

Ref: DP700009 | €1,060,000

Highly finished DUPLEX PENTHOUSE enjoying breathtaking panoramic views of the surrounding countryside. comprises a generously proportioned open-plan kitchen, breakfast area, dining space, and living room all flowing onto a large terrace perfect for leisure and entertaining, three double bedrooms master with bathroom ensuite and walking wardrobe, an additional, shower room, a guest toilet and laundry room. The property is offered fully furnished. The airspace is included and is freehold.

Sliema

Ref: PH700037 | €550,000

This exceptional DUPLEX PENTHOUSE is conveniently situated just a short stroll from the central Sliema shopping center, the picturesque promenade, and most amenities. Designed with quality finishes, fixtures and fittings, the accommodation comprises a hall, kitchen/dining room, living room, a good-sized sunny terrace, two double bedrooms (master with en-suite), bathroom, laundry, and full use of own private roof. This furnished property offers excellent rental investment potential, with optional car spaces available for added convenience.



Sliema

Ref: FA700158 | €650,000

A beautifully refurbished APARTMENT ideally situated just off the seafront and close to Sliema's amenities. Comprising hall, a spacious open plan sitting and dining room with two balconies offering a side sea view. A separate kitchen and a separate TV room, three double bedrooms (main having en-suite and terrace), guest shower room, laundry room and boxroom. Additionally, the property offers the option of an interconnecting garage for two to three cars, accessible by lift.



Sliema

Ref: PH700021 | €795,000

A luxury, bright and airy PENTHOUSE, set in an elegant block, boasting a total footprint of approximately 180sqm. This highly finished unit comprises of a generous open plan layout, dining/living room leading onto a good-sized terrace with space for entertaining, a fully equipped kitchen/breakfast room, three double bedrooms, two bathrooms (main with ensuite) and also a back terrace. Complementing this property is an interconnecting one-car lock-up garage. Freehold. Airspace included.

Rabat

Ref: FA602166 | €1,050,000

An extremely spacious wide fronted APARTMENT set in this exclusive block finished to a superb standard enjoying marvellous breath-taking 180 degree countryside views. One may also have the benefit of a large communal swimming pool with ample surrounding patio space. Accommodation comprises hall, sitting/dining room leading onto a large front terrace, kitchen/breakfast with living area, three double bedrooms, bathroom, shower room en-suite, laundry room/boxroom, back terrace and a two-car garage.



Gharghur

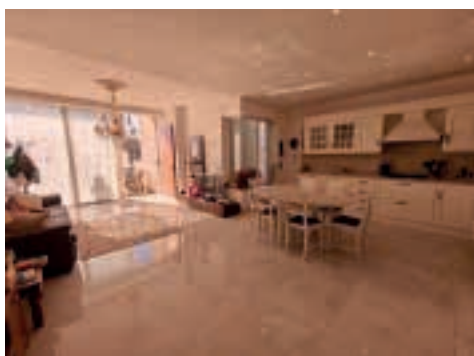
Ref: PH600489 | €1,550,000

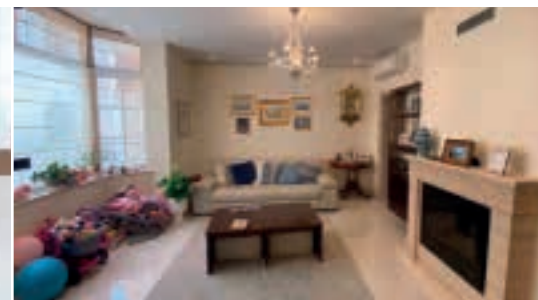
Stunning PENTHOUSE situated in an attractive, new building facing a wonderful rural valley. Comprising spacious hallway, sitting/living/dining area with access onto a terrace with breath-taking sea views. Three bedrooms (main with walk-in and en-suite), family bathroom and benefits from an underlying lock-up garage.

Attard

Ref: PH600331 | €950,000

A luxurious PENTHOUSE situated in a quiet residential area. Accommodation features an open plan kitchen/living/dining leading out onto a spacious terrace ideal for outdoor entertaining and taking in the open unobstructed views. The hallway leads to the main bathroom, master with en-suite, second twin bedroom, and third single bedroom. There is also a back terrace enjoying open views and an underlying car space. Property is being sold fully furnished, air-conditioned and with the air-space.





Balzan | €765,000 | Ref: TH600090



3 Bedrooms



2 Bathrooms



Approx. 160sqm
Internal Size



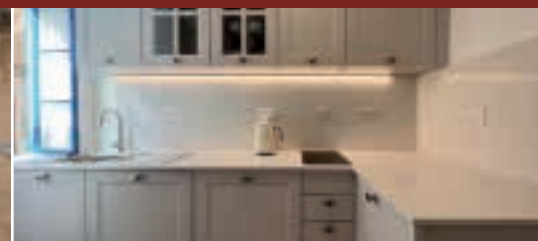
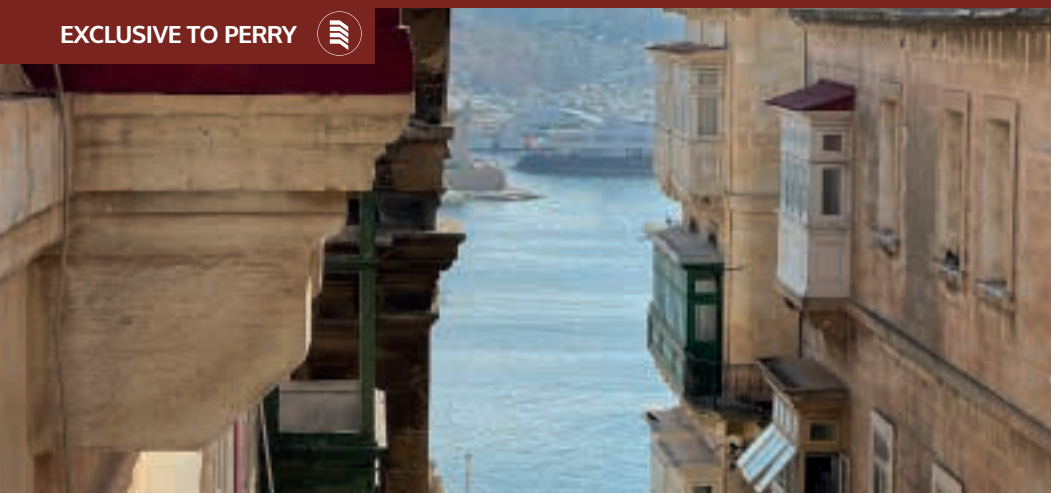
Approx. 20sqm
External Size



Approx. 180sqm
Total Size

A unique property forming part of a well-kept, gated complex in an UCA area. This TERRACED HOUSE is being sold in a furnished state and comes in the form of an entrance hall, spacious living room, kitchen/dinning leading onto a back yard, study, guest toilet and a box room. The first floor comprises of three bedrooms (main bedroom with en-suite), main bathroom and two front balconies. At the upper most level is a washroom and a roof terrace. Also included with this freehold property is underfloor heating in the bathrooms, solar water heater and a wood-burning fireplace. An optional one-car lock-up garage is also available for sale.

EXCLUSIVE TO PERRY



Valletta | €395,000 | Ref: MA600364



1 Bedroom



1 Bathroom



Approx. 64sqm
Total Size

We are proud to present as EXCLUSIVE AGENTS a newly restored MAISONETTE. This stunning one-bedroom, one-bathroom original dwelling has been fully restored to its former glory. Built more than 400 years ago in the times when the knights ruled the Maltese Islands, this property is located in a quaint alley just off Grand Harbour, on a picturesque street visited and photographed by thousands of tourists daily as a truly iconic landmark. The property enjoys an independent entrance from the street offering a restroom on the ground floor and a grand staircase leading up to the living quarters. The first floor boasts a bright and airy luxurious bedroom leading to a gorgeous traditional Maltese balcony offering partial views of Grand Harbour, beside a fully equipped kitchen. No expense has been spared on finishing this beautiful home and restoring its original features. The property is also ideally located within walking distance of the beating heart of this capital city and offers a vast array of amenities, shops, transport links and more.

Sliema**Ref: MA600277 | €395,000**

A beautiful ground floor MAISONETTE located in this ever sought after residential area, only minutes away from the centre, close to all amenities, public transport, and a short walk to the seafront and public beaches. Finished to luxurious standards including brand new furnishings, fittings, and fixtures the accommodation comprises of a sitting/dining room, kitchen/breakfast area leading onto the courtyard, study, one double bedroom, bathroom, and boxroom.

**Ibraġġ****Ref: MA700011 | €477,000**

Set in a sought-after residential area close to amenities including bus routes, post office and convenience stores is this well-kept elevated ground floor MAISONETTE. Layout comes in the form of a living room, kitchen/dining area leading onto a back yard, three bedrooms (main with en-suite), main bathroom and an internal yard. Also available is an optional four-car garage currently being used as a two-car garage and storage area.

Ibraġġ**Ref: DM700004 | €640,000**

A DUPLEX MAISONETTE located on a quiet road in this sought-after area of Ibraġġ. Comprising open plan fitted kitchen/breakfast, large living room, three bedrooms and two bathrooms, terrace, a living room, bedroom. No expense has been spared in the design of this property which has full ACs and a surround sound system. A one-car lock-up garage is also included plus the full air space where two further floors and one penthouse can be built.

**Swieqi****Ref: MA700008 | €670,000**

An exceptionally maintained SEMI-DETACHED MAISONETTE with elegant finishes throughout situated in a serene sought-after locale with the benefit of all amenities within proximity. The property features a generously sized terrace, ideal for outdoor leisure, complemented by picturesque vistas of the surrounding valley, an entrance hall, sitting room, and kitchen/dining complete with pantry/laundry, three bedrooms, (master has en-suite shower), main bathroom, front patio, and a garage adding convenience and storage space.

Attard**Ref: TH600052 | €695,000**

A well-built TERRACED HOUSE situated in the village core enjoying lots of charm and double height ceilings having spacious accommodation throughout. Comprising hall, sitting/dining, kitchen/breakfast, living room, study, four bedrooms all having private bathroom facilities, guest toilet, laundry, roof terrace with pool preparations and kitchenette. Optional garage nearby. Property is being sold in shell form.





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.

FACT BOX

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





EVERYTHING SURROUNDS YOU

An exciting and luxurious 17 floor mixed-use development including a combination of office space for lease and 28 residential apartments, as well as two stunning duplex penthouses. The residential units are being offered for sale. These spacious, new luxury apartments, from level eight up all boast far reaching and fantastic inland and sea views from their large terraces. All are three bedroom spacious units, featuring a large open plan kitchen/living/dining area and will be sold highly finished, besides the floor and wall tiling, sanitary

ware and internal doors the units will include VRV air-conditioning units, underfloor heating in the main bathroom, false ceilings with light fittings, LPG gas boiler and all mechanical and electrical finishes, which will include smart home system. Also included are two underlying car spaces with each unit. At road level there will be a supermarket, several retail outlets and an imposing lobby to the T1 & T2 business centre, with a fitness centre having an outdoor pool and office space taking up the first floor. This

development also enjoys special designated area status and a very central location in St Julian's surrounding a car-free and beautifully landscaped residential piazza.



FACT BOX

- ESTIMATED COMPLETION: **Complete**
- DEVELOPMENT AREA: **18,000sqm**
- TOTAL NUMBER OF UNITS: **273 (whole development)**
- PRICES STARTING FROM: **Furhter details on request**



MERCURY TOWERS
by Zaha Hadid Architects



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 Meliá 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 Meliá 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:
First quarter 2024
- SITE AREA: **9344sqm**
- TOTAL NUMBER OF UNITS:
**Phase I – 262 units (mostly sold) +
Phase II – 170 units.**
- PRICES STARTING FROM: **On request**





STUNNING LAGUNA APARTMENTS

We are proud to present an inspiring opportunity to acquire an outstanding LAGUNA APARTMENT, forming part of a prestigious, exclusive and luxurious concept, located at one of Malta's most high-end, residential complexes – Portomaso which also comprises of the five star Hilton hotel. Residents can also benefit from all the world class amenities of this hotel. This exciting and ground-breaking, new project is situated at St Julian's, Malta, on a superficial site area of 7,300 square metres with 44 apartments built over 7,560 square

metres floor area and approximately 1,000 square metres of terrace area. These low-lying residential units are built to access a unique swimmable lagoon, being the central feature of the overall design planned to accommodate three artificial islands and in-cased planters with Mediterranean trees offering shaded and tranquil place for relaxing and socialising. A typical accommodation comprises an open plan kitchen/sitting/dining, 2/3 bedrooms (main with en-suite bathroom), guest bathroom and laundry room. The fantastic terraces are oriented to

the lagoon and marina guaranteeing breath-taking and dramatic views. Properties also includes an underlying parking space. Must be viewed to be truly appreciated, simply remarkable development throughout.



FACT BOX

- ESTIMATED COMPLETION: **Complete**
- DEVELOPMENT AREA: **128,000 total area; 7,300sqm SDA area**
- TOTAL NUMBER OF UNITS: **44 apartments (Laguna apartments)**
- PRICES STARTING FROM: **€1,375,000**





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:
First quarter 2024
- 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





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



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:
September 2024
- DEVELOPMENT AREA: **14,600sqm**
- TOTAL NUMBER OF UNITS: **87**
- PRICES STARTING FROM:
€600,000





Spectacular and scenic surroundings

OneOneO | €3,500 monthly | Ref: FA600583



3 Bedrooms



2 Bathrooms



1 Garage (per apartment)



Approx. 152sqm
Internal Size



Approx. 12sqm
External Size



Approx. 164sqm
Total Size

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

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



Beautiful and vibrant apartments facing the Mediterranean Sea

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



Bahrija | €6,500 monthly | Ref: HC700075



4 Bedrooms



4 Bathrooms

A magnificent HOUSE OF CHARACTER comprising open plan fully fitted and equipped kitchen with breakfast bar/dining/living area leading out onto a terrace, a garden and swimming pool, jacuzzi, and a BBQ area enjoying, guest bedroom and bathroom, two bedrooms, both with en-suite and terraces enjoying panoramic views. The basement can be converted into a fourth guest bedroom, entertainment area, gym, or cinema and includes a bathroom for added convenience.



Tigné Point | €5,500 monthly | Ref: FA601607

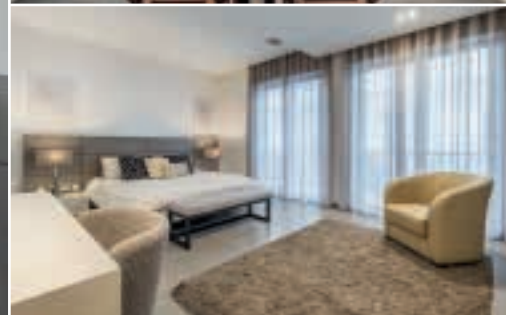


3 Bedrooms



2 Bathrooms

A designer furnished APARTMENT boasting stunning views over the 16th century old capital city of Valletta. Comprising entrance hall, open plan kitchen/sitting/dining room enjoying floods of natural light and a terrace ideal for outdoor entertaining and also enjoying the views. To the rear of the property is the master bedroom with an en-suite, dressing room, and private terrace overlooking the piazza and open sea beyond, there is also a further two bedrooms and a study/office.



Sliema | €4,500 monthly | Ref: FA602038

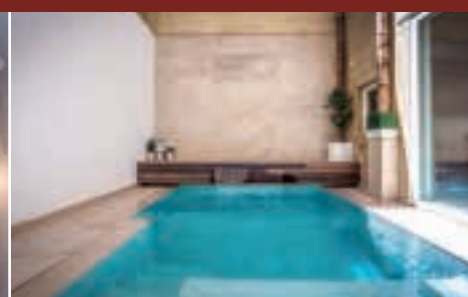
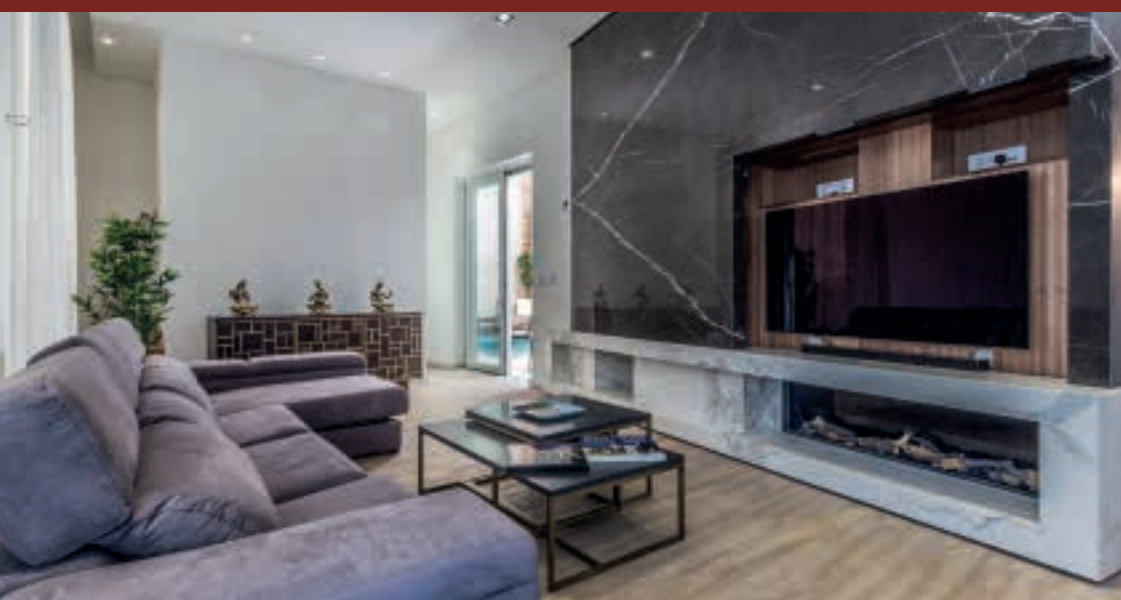


3 Bedrooms



2 Bathrooms

A fantastic, designer finished, seafront corner APARTMENT enjoying fabulous views of St Julian's and the sea beyond whilst taking in plenty of afternoon sun. The apartment is comprised of a large open plan kitchen, dining and living room leading out onto a front terrace. It also enjoys a second living room, three double bedrooms all taking in plenty of natural light, main with an en-suite shower room, main bathroom, good sized laundry room and a separate study. Highly furnished and includes a car space.



Żejtun | €6,500 monthly | Ref: HC600413



4 Bedrooms



7 Bathrooms

A highly luxurious, corner 17th century PALAZZO set in the heart of the traditional and picturesque village of Żejtun. Comprising welcoming arched entrance hall, central courtyard featuring a heated spa pool, open plan kitchen/dining, living room with a gas fireplace, guest bathroom and four en-suite bedrooms. A panoramic lift overlooking the courtyard serves the entire property. On the rooftop level, one finds a second modern kitchen with fitted laundry appliances and additional fridge and freezer storage. This leads to an entertainment roof garden equipped with raised wooden decking, drip irrigation, ideal for summer barbeques.

Qrendi**Ref: HC700098 | €2,200 monthly**

A charming HOUSE OF CHARACTER having an abundance of features and natural light throughout. Complemented by a large sunny courtyard with swimming pool/deck area, accommodation comprises a wide entrance hall, study, sitting/dining room with fireplace, kitchen/breakfast, guest toilet, master bedroom with walk-in wardrobe, two further bedrooms, main bathroom, laundry/utility room, terrace and a garage with extra storage space. Highly recommended.

**Mdina****Ref: HC700081 | €3,500 monthly**

An elegant home comprising a welcoming hallway, two double bedrooms with en-suite bathrooms, guest toilet and laundry/storage room, open plan kitchen/breakfast, sitting, dining – all leading onto a lovely spacious terrace ideal for outdoor dining and entertaining and a study. A wooden staircase opens up to a lovely landing that leads to the master suite with a walk-in wardrobe, en-suite shower and a private surrounding terrace.

Siggiewi**Ref: HC600025 | €2,000 monthly**

A HOUSE OF CHARACTER set in Siggiewi – one of the most interesting and enchanting traditional villages of Malta. Comprising hall with skylight leading onto a courtyard, open plan kitchen/breakfast, living room and a formal dining room all surrounding the lovely courtyard. Master bedroom with en-suite, guest bedroom, library with balcony. At this level the property also enjoys a large terrace with pleasant rural views of the neighbouring gardens.

**Sliema****Ref: HC700082 | €12,000 monthly**

A double-fronted TOWNHOUSE, conveniently located in one of the best streets in Sliema. Comprising a grand welcoming hall, dining room, open plan sitting/dining, kitchen/breakfast, pool area leading into a gym, sauna and jacuzzi. Four double bedrooms all with en-suite, master with a walk-in wardrobe, and terrace overlooking the pool and garden. At the roof level one finds another bedroom with a bathroom and a terrace, a large second living room, a washroom and a three-car garage.

Wardija**Ref: HC02741 | €4,000 monthly**

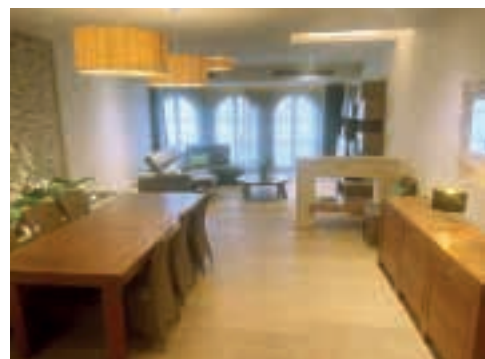
A well-kept HOUSE OF CHARACTER oozing with charm and character, comprising entrance leading onto the dining, sitting/living, kitchen, study/second living room all leading onto an al fresco dining area and guest toilet. Four bedrooms (one with bathroom en-suite), guest bathroom and separate laundry room. A separate, self-contained flatlet with bedroom, living room, kitchenette and bathroom, surrounding mature garden and drive way make this property a truly wonderful home.



Sliema

Ref: FA600409 | €3,500 monthly

A SEAFRONT APARTMENT designed to the highest of standards with breathtaking views of the pretty Exiles Bay. Comprises two double sized bedrooms, a main bedroom with a spacious en-suite, main bathroom, a separate kitchen breakfast area with all appliances, and open plan living and dining area that leads onto a fairly sized balcony, from which you can enjoy these breathtaking sea views. A car space is also included in the price.



St Julian's

Ref: FA700204 | €4,500 monthly

A spectacular APARTMENT, minutes from the St Julian's seafront. Comprising kitchen, living, dining, four bedrooms (two with en-suite bathrooms), front balcony, two bathrooms and utility room. This unique property, which is effectively a villa on one level, has been finished, and equipped to the highest standards, has insect screens on every window and is air-conditioned throughout. It is also pet-friendly and the price includes an underlying one-car lock-up garage.

St Julian's

Ref: PH600481 | €3,700 monthly

A SEAFRONT PENTHOUSE beautifully positioned overlooking the views of Spinola Bay. This high floor property comprises of an open plan fully fitted and equipped kitchen/living/dining area leading onto a large front terrace taking in breathtaking sea views of the picturesque Spinola Bay. Furthermore, two double bedrooms leading onto another sizeable back terrace and a main bathroom. Property is fully airconditioned and fully equipped and is truly one-of-a-kind.



Sliema

Ref: PH700033 | €5,000 monthly

A three-bedroom PENTHOUSE having a large terrace with sea view measuring approximately 100sqm. This property has a well-planned open plan kitchen, living, dining, three bedrooms – all having walking closets. Two car spaces are included.

Sliema

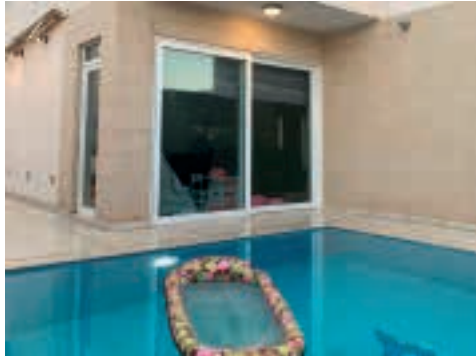
Ref: FA601299 | €2,200 monthly

This third-floor, extremely spacious and bright three-bedroom APARTMENT is conveniently located in the prime retail and restaurant area of Sliema. The apartment consists of a lovely and large open plan kitchen/living/dining leading onto a sizeable terrace, taking in open sea views and main bathroom. The hallway then leads to three bedrooms, one with en-suite. Property is air-conditioned with two parking spaces.



Ibraġġ**Ref: SV600162 | €6,500 monthly**

A SEMI-DETACHED VILLA located in a prime location of Ibraġġ, finished to high standards. Comprising open plan kitchen, living with a built in fire place and dining, a guest bathroom, four bedrooms the main bedroom enjoying en-suite facilities, guest bathroom equipped with a jacuzzi, bath and a shower, two terraces equipped with outdoor furniture, mature garden, pool, a built in kitchen with BBQ, fully equipped with outdoor sofas, deckchairs and dining table. Basement level is a fully equipped gym, a five-car garage and a fully equipped cinema together with its own bathroom.

**Iklin****Ref: SV600206 | €3,500 monthly**

A beautiful and modern VILLA located within a quiet cul-de-sac of this much sought-after neighbourhood. Accommodation comprises open plan fully fitted and equipped kitchen/dining/sitting room all leading out onto the pool area with an outdoor kitchen. Three bedrooms main with en-suite and main bathroom. At basement level is a spacious two-car garage, laundry room and guest flatlet having two spacious rooms that can be converted into a fourth bedroom and a study.

Madliena**Ref: DV600062 | €4,500 monthly**

A delightful and fully equipped DETACHED VILLA situated in an elite area. Accommodation comprises entrance hall, sitting/living, dining, kitchen/breakfast all leading onto the pool area and guest toilet. Three double bedrooms, two bathrooms (one en-suite) and a study area. On roof level you have a fourth guest bedroom, laundry room and a large roof with lovely distant sea views. Street level lock-up one-car garage and one car port. Property is immaculately kept, fully air-conditioned.

**Mellieha (Santa Maria Estate)****Ref: DV01226 | €6,000 monthly**

An immaculate, newly refurbished DETACHED VILLA set in this most sought after villa area. This spectacular property is being offered finished to the highest of standards and comprises open plan kitchen/living/dining area, three bedrooms, three bathrooms, interconnecting flatlet, games room, laundry, utility, large garden with swimming pool and a six-car garage.

Madliena**Ref: SV500009 | €6,500 monthly**

This luxury high-end home boasts indulgent space both inside and outside the property. Comprising an open plan kitchen which leads out onto an internal conservatory with additional dining areas, a reception area with a guest toilet. Three bedrooms, a main bathroom and an en-suite, terrace and balcony and a flatlet. Swimming pool with a dining area and a built-in kitchenette. There is a lock-up garage and an additional car space under a car port.



St Paul's Bay

Ref: FA700208 | €1,800 monthly

A bright and airy three-bedroom APARTMENT having extensive sea and country views from two balconies with a back balcony having ample place for BBQ and sun lounger, with still place for a family meal outside enjoying the fresh and clean air. One enters a wide hallway leading to an open plan kitchen/living/breakfast, two bathrooms (one with en-suite). Also having an optional two-car lock-up garage.



Swieqi

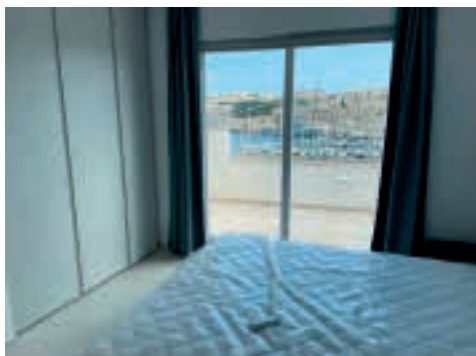
Ref: FA700199 | €1,850 monthly

This immaculately presented, brand new and modern APARTMENT situated on the first floor, features bright and spacious open plan living space leading onto a front and spacious balcony. Property comprises a modern open plan state-of-the-art fully fitted and equipped kitchen/sitting/dining leading onto the front balcony, two double bedrooms (main with en-suite shower room), guest bathroom, laundry room with washer and dryer.

Pietà

Ref: FA700192 | €1,950 monthly

A modern furnished APARTMENT with fantastic sea views overlooking the marina. Accommodation comprises a spacious open plan living/dining/kitchen leading onto a good-sized terrace, taking in fantastic views ideal for entertainment, a main bathroom and a double bedroom. The property is finished and furnished to very high standards, fully air-conditioned and equipped.



Gżira

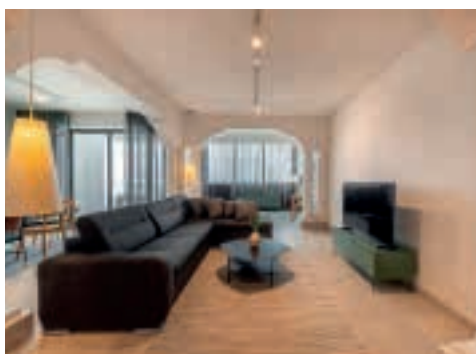
Ref: PH500194 | €2,500 monthly

The property comprises of a very brightly lit two bedroom, fully finished and fully furnished PENTHOUSE. The property is laid out with a combined kitchen/living/dining area, a master bedroom with an en-suite, a double bedroom and a main bathroom, and a large terrace for entertaining purposes.

Mellieħa

Ref: FA700191 | €1,700 monthly

An extremely well-light three-bedroom and four bathroom APARTMENT in the quiet streets of Mellieħa, full of natural light and beautifully done up with great taste. A welcoming apartment with a good-sized terrace to enjoy your outside dining, a large open plan kitchen/living/dining, and also space for a study area.



Swieqi**Ref: MA700017 | €1,850 monthly**

This immaculately presented, brand new and modern MAISONETTE having its own independent entrance features bright and spacious open plan living space leading onto a front and spacious front terrace. Property comprises of a modern open plan state-of-the-art fully fitted and equipped kitchen/sitting/dining leading, two double bedrooms (main with en-suite shower room), guest bathroom, laundry room with ample storage space.

**St Julian's****Ref: MA700015 | €2,800 monthly**

A well-kept elevated ground floor MAISONETTE situated in a quiet residential area yet close to all amenities, comprising three double bedrooms; master with an en-suite, laundry room, a very spacious open plan kitchen/dining/living area with a corner bar. The open plan then leads to a fantastic terrace with open views great for outdoor dining and BBQ nights. Complementing this property is an underlying four-car garage with a sofa area, kitchenette, toilet/shower and a good-sized back balcony.

Valletta**Ref: TH500028 | €4,000 monthly**

A stylish TERRACED HOUSE in the cultural capital Valletta. Comprising entrance with access to the first floor and basement offering additional storage. The first floor opens onto the reception with a study, open plan living/dining/kitchen with an active fireplace. Two bedrooms main with en-suite bathroom and Maltese balcony, main bathroom. An entertainment area with a dining room and access to a terrace enjoying harbour views, a laundry room and a rooftop terrace boasting panoramic views of Grand Harbour.

**Sliema****Ref: MA700006 | €2,200 monthly**

An immaculate MAISONETTE, having its own entrance at ground floor level. Accommodation comprises of open plan fully fitted and equipped kitchen/dining area, separate living room, guest bathroom and an internal yard. A corridor leads you to a master bedroom with an ensuite shower room, a second double bedroom and a third bedroom ideal for the occasional guest or as a home office. The property is fully air-conditioned.

Mosta**Ref: MA600357 | €2,000 monthly**

A modern ground-floor MAISONETTE boasting bright living spaces and a smart, crisp interior. The property layout consists of an open plan stylish lounge/fully fitted and equipped kitchen/dining that leads out onto a large back yard with a swimming pool and ample space ideal for entertaining and BBQ, three double bedrooms, en-suite shower room, main bathroom, internal yard and laundry room. The property is air-conditioned and equipped. An optional one-car lock-up garage is also being offered as optional.





Perry Commercial Hub Property outlook for 2024

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



Simon Rajan Bharwani MBA (UoL)

For the year 2023, Commercial Letting requests made up for the overwhelming majority of all our commercial client's enquiries with Commercial Sales increasing slightly in the year 2022 and more so in 2023. The following is Perry Commercial Hub's observations and outlook for 2024 for different commercial property by category:

1. Class 4A Offices Class 4A

- The introduction of Flexible Hours and work from home has increased the demand for smaller offices due to Hybrid issues.
- However, offices which are highly finished and offer amenities such as availability of easily accessible parking as well as proximity to catering establishments and retail outlets remains in high demand and have kept their overall pricing.

- Offices which do not have good parking options, and which have not been refurbished recently have seen a reduction in price in 2023 and this trend expected to continue further in 2024.
- In fourth quarter in 2023, we have experienced a strong increase in demand for offices from the gaming sector ranging from 200sqm up to a 1,000sqm and we hope that this trend will continue into next year.

2. Warehouses Class 5 (use for industrial requirements) and Class 6 (use for storage)

- Overall demand for warehouses remains higher than supply with rates per sqm remaining robust and range from €60 per sqm to €130 per sqm.

- Higher prices are sought for warehouses which offer:
 - Higher ceilings from 4m to 6m heights and over.
 - Accessibility from a wide entrance on the ground floor which allows easy loading and unloading.
 - Large goods lifts are becoming more popular which allows easy access to floors above and below ground floor.
 - Central locations which are located close to arterial roads are fetching higher rates.
 - Locations which have difficult loading/unloading are fetching lower rates.
 - Locations which are located in residential areas usually fetch lower rates.



3. Catering Establishments Class 4C and 4D

- Demand in most sought after areas such as Sliema, St Julian's and Valletta remains high.
- Rates vary from €200 per sqm to over €600 per sqm.
- Higher rates for:
 - Larger outside area
 - Modern kitchen
 - Separate bar area
 - High footfall
 - Goodwill depends of proven record of sales generated in recent period.

4. Hotels and Guest Houses – Class 3A and 3B

- Rates vary depending on the location, amenities, classification, and overall finishing.
- Rates are usually higher in locations such as St Julian's, Valletta and the three Cities and are usually lower in areas such as Buġibba, Sliema (especially without sea views) and Gżira.
- Brand new properties lease for a higher rate than others which are even a few years old due to the high wear and tear of these properties.

5. Schools, Nurseries and Day Care Centres – Class 2C

- Rates are highly dependent on outside space and internal yards due to high compliance issues.
- Large ground floor area fetches higher rates.
- Area where no other childcare/school is available are highly sought after.
- Central areas remain win high demand
- High demand is also fuelled by Government and European Union grants and incentives.

6. Retail outlets Class 4B

- Main High street areas such as Valletta, Sliema and St Julian's with high footfall have continued to demand the highest rates per sqm and this trend is expected to continue in 2024.
- Buġibba, Paola and Fgura have seen a small decrease in rates and this trend is expected to continue in 2024.
- Hamrun has experienced a small increase in rates in 2023 with 2024 looking stable with no further increases expected.
- Also highly sought after, are retail outlets within malls and shopping

centers offering a healthy mix of different retail choices, catering establishments as well as easy parking. This trend is expected to increase in the short and long term.

7. Gyms – Class 3C

- The most important issue is the availability of parking within the premises due to compliance issues.
- Other options could also include the possibility to also have external parking attached to the premises.
- Rates of already established gyms are usually finally higher.
- Locations such as St Julian's, and Sliema fetch higher rates.

In conclusion, even though overall, the Commercial Property market remains robust in 2024, the feedback from clients has been that there are a number of commercial properties which are available on the market and have not been refurbished with even a basic new coat of paint or have modern sanitary facilities and still expect to charge the higher rate per sqm being charged on similar new properties.




Valletta | For sale | €16,000,000 | Ref: OF700063

 Approx. 1,248sqm
Total Size

A 1,248sqm new, modern, and highly finished OFFICE BLOCK situated in the heart of Valletta. Comprising of four floors with multiple rooms, toilets, balconies, terraces and much more. Offices are sold in a finished state including internal doors, bathrooms, the latest ELV systems, a panoramic lift and some custom-made furniture, excluding office furniture. Fully air-conditioned. A must-see.



Piazzetta Business Plaza | Starting from €260 per sqm yearly | Ref: OF600138

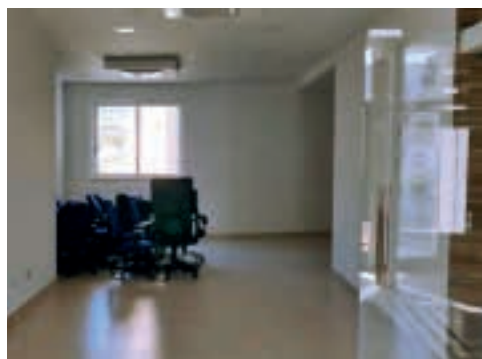
 Underlying parking facilities available

 A selection of floor plates ranging from
Approx. 420sqm to 1,100sqm

Conceived as an exclusive office development, Piazzetta Business Plaza has been designed to cater for the requirements of 21st century business. Located in the cosmopolitan heart of Sliema, just opposite the sea, this iconic development is superbly accessible with ample on-site parking facilities. The building's majestic façade leads visitors and tenants through to an imposing reception lobby with secure access to the overlying office spaces. Office levels are fitted out to Grade A standard with floor plates ranging from 420sqm to 1,100sqm, all benefiting from abundant natural light, external spaces and outstanding sea views.

Marsa | For rent | Office**Ref: OF700061 | €4,250 monthly**

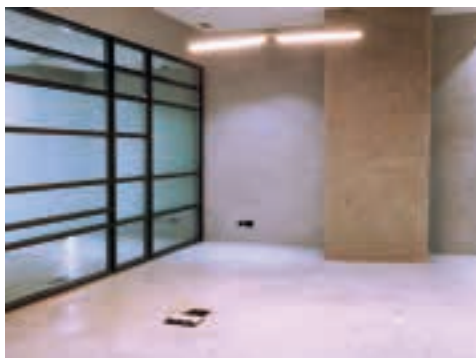
A 350sqm open plan corner OFFICE. Offering extensive sea views and natural light serviced with a CRPD-compliant lift located on Level 1. Highly recommended.

**Naxxar | For rent | Office****Ref: OF700057 | €1,350 monthly**

A 90sqm OFFICE situated in this much sought-after location comprising open plan, kitchenette and toilets. Fully air-conditioned and overlooking the piazza. A must see!

Sliema | For rent | Office**Ref: OF600300 | €15,500 monthly**

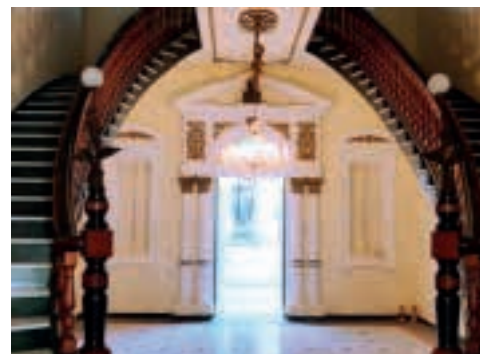
Highly finished sea front OFFICES having two separate entrances from street level, measuring 170sqm on the ground floor and 262sqm on the first floor. Amenities include a kitchenette, a handicapped bathroom, a bathroom with a shower, an internal lift, six separate closed offices, central air-conditioning,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

**St Paul's Bay | For rent | Restaurant****Ref: CA600040 | €7,920 monthly**

A seafront fully-equipped RESTAURANT located in a busy commercial area having 90 internal covers and 40 outdoor covers. The restaurant includes a kitchen and cold room, air-conditioners, ventilation, toilets and more. Highly recommended.

Mosta | For rent | Townhouse**Ref: OC700009 | €5,000 monthly**

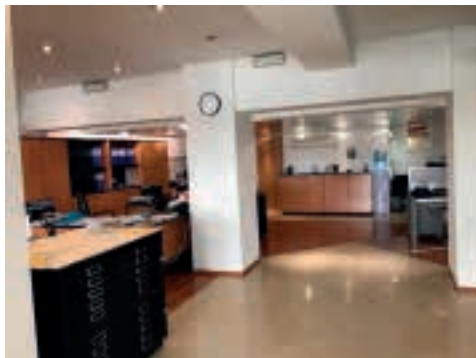
900sqm unconverted TOWNHOUSE of historical importance consisting of 260sqm on the ground floor, 225sqm on the first floor and another 50sqm on the roof level with over 350sqm garden outdoor space, and another 200sqm on roof level. The property is also complemented with a two-car garage which could be expanded as required. Highly recommended.



Gżira | For sale | Office

Ref: OF700039 | €695,000

Fully furnished seafront OFFICE in an excellent location, surrounded by all amenities. This first-floor 125sqm property enjoys some breath-taking sea views, with a wide frontage façade. The office is already partitioned off and has a separate server room, kitchenette, male and female toilets and archive room.



Ta' Xbiex | For rent | Office

Ref: OF700064 | €10,500 monthly

A 1,000sqm fully detached SEAFRONT VILLA located in one of the most prestigious areas of Ta' Xbiex offering breathtaking views. Comprising a bathroom as well, leading to a detached side courtyard, and surrounding garden. The second floor is also approximately 200sqm and includes a large bathroom, a separate toilet, and three balconies, roof includes a large room and an area of over 120sqm which could be used for entertaining.

Valletta | For sale | Office

Ref: OF600283 | €12,250,000

1,750sqm OFFICE located in a prime position. Split over 6 floors, this building has been designed with modularity in mind, and with all the services and amenities required from a modern office, including raised flooring, fire fighting and detection systems, and fresh air and air-conditioning systems. Other amenities include an eight-passenger lift, two WCs on each floor, access control systems, a video intercom system, a generator with all electrical installations and CRPD compliance of all the office building. Highly recommended.



Msida | For sale | Premises

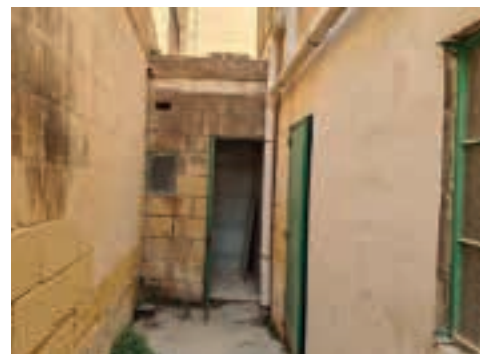
Ref: SH700007 | €1,300,000

New and centrally located 610sqm highly finished COMMERCIAL PREMISES consisting of 185sqm showroom/offices, 380sqm warehouse, 30sqm workshop and one lock-up garage. This property also includes a goods lift, air-conditioning, lighting and a modern glass façade. Highly recommended.

Birkirkara | For sale | Warehouse

Ref: IW600075 | €400,000

A 203sqm WAREHOUSE situated in this much sought after location. The warehouse comprises a small yard at the back and a toilet. Highly recommended.





Bringing your space to life IN EVERY DETAIL

Established in 2018, Lex Designs seamlessly blends the artistry of interior design with the precision of project management. Our journey began with a passion for transforming spaces into harmonious environments that reflect individuality and functionality. Lex designs believes in transparency, communication, and attention to detail. Our integrated approach ensures timelines are met and budgets are adhered to, while maintaining the highest standards of quality.



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MICALLEF, ANDREW (BORN 1969)
Mdina (2023)
Acrylic on canvas (100cm x 70cm).
Private collection – Malta.

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



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