



ESTATE AGENTS SINCE 1981



The **best name** in Malta property

WWW.PERRY.COM.MT

2026 EDITION – ISSUE 64

Poliform



Celebrating 45 years of real estate and Malta's thriving prime residential market

Prime properties and lifestyle developments have thrived in Malta despite economic shifts and market corrections in many other markets across the European continent. Our prosperous prime residential market could be attributed primarily to small island economics. Small Island economies such as Malta offer some very distinct advantages if managed properly. These benefits influence property values primarily driven by distinct characteristics that strategically located islands like Malta enjoy.

First and foremost, the local market offers scarcity and exclusivity. Spread over an area of only 316 square kilometres, Malta is the tenth smallest country in the world by area. Limited land availability has undoubtedly driven up property values. Desirable coastal/seafront properties and developments have become especially sought after due to their exclusivity. Islands in the sun also benefit from being popular tourist destinations contributing to a high demand for holiday lets and Malta is no different. This too has significantly boosted real estate values especially in prime locations as real estate investors and enthusiasts sought to invest in 'buy-to-let' investments.

As an EU member and an island ideally located in the very heart of the Mediterranean Sea with excellent

transport links, Malta provides a unique lifestyle and a safe environment. Malta offers pristine waters, natural beauty, a fascinating and unparalleled history and a relaxed atmosphere. This desirability has attracted affluent property investors from across the globe further increasing property values in the prime real estate market. Malta has consistently attracted a growing expatriate community with its warm climate, numerous job opportunities and architectural and historical sites.

Malta also continues to offer attractive programmes for individuals and families from different nations with ambitious relocation goals. The three most popular being the Malta Permanent Residence Programme (MPRP), The Global Residence Programme (GRP), The Residence Programme (TRP). Such programs have contributed significantly to the success of Malta's prime real estate market as stable accommodation is mandatory for completing any Malta residency program. Applicants must purchase or rent a qualifying property in Malta which they must maintain throughout their residency period and whilst there are some reasonable thresholds to be met, in terms of the value of the selected property – most clients we have met have been very



discerning and have rented or acquired some of Malta's most valuable real estate.

This year we celebrate forty-five years of service to the local real estate industry having set up our first offices in Sliema in 1981. We hope you enjoy this 64th edition of our leading publication displaying some of Malta's most important and prime real estate as it always has since going to print in 1999. 2026 has started very well and we look to the future with great optimism as we expect the prime property market to maintain strong momentum in the coming months and years due to ongoing demand from affluent buyers, a shortage of prime real estate and continued gentrification of attractive localities and key areas especially in the harbour area. Whether purchasing for lifestyle or purely as investment the future looks promising for prospective purchasers looking to capitalise on Malta's real estate success and consistent boom.

Robert Spiteri Paris B.A., LL.D
Managing Director
 +356 9944 4373
 rsp@perry.com.mt



SLIEMA | HEAD OFFICE
 197, Tower Road, Sliema SLM 1602, Malta
 Tel: +356 2131 0800 E-mail: perry@perry.com.mt



ST JULIAN'S BRANCH
 60-61, Gorg Borg Olivier Street, St Julian's STJ 1081, Malta
 Tel: +356 2131 0088 E-mail: stj@perry.com.mt



EXECUTIVE EDITOR Dr Robert Spiteri Paris B.A., LL.D **CO-EDITORS** Siuzanna Bobrovskaya, Stanley Borg **ART DIRECTION** F.P. Spiteri Paris (Perry) **PHOTOGRAPHY** Perry Limited, Nick Sant Manduca **CONTRIBUTORS** Stanley Carter, Jean Paul Ganado, Dan Perry, Etienne Grech, Timothy Scerri, Maree Rose Zammit, Nadia Borg, Louis Schembri, Frederick Stivala, Konrad Ferris, Romina Martellacci, Karmenu Cutajar, Massimo Coleiro, Kenneth Cassar Torregiani, Nikki Felice, Cinzia Piccini, Nicoleta Moise, Helga Schranz **PRODUCTION** Allied Newspapers Limited, Mrieħel, Malta (+356 2276 4000) **PRINTER** Progress Press Limited, Mrieħel, Malta **DESIGN** Manuel Schembri **SALES CO-ORDINATOR** Amanda Gauci (+356 2276 4332; amanda.gauci@timesofmalta.com).

IN THIS EDITION

HOUSES OF CHARACTER

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

18

MEET THE PERRY TEAM

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

10



SEAFRONT APARTMENTS & PENTHOUSES

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

32



VILLAS & BUNGALOWS

The villas and bungalows showcased have been hand-picked exclusively for their exceptional standards of luxury and comfort or investment potential.

42



MAISONETTES & TERRACED HOUSES

A selection of terraced houses and some lavish maisonettes, excellently located close to all amenities, being offered for sale finished to a quality standard.

60



APARTMENTS & PENTHOUSES

In this section Perry boasts a diverse selection of fashionable apartments, new developments and exquisite period properties in the most desirable locations.

48



RESIDENTIAL LIFESTYLE DEVELOPMENTS

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.

64



RESIDENTIAL LETTING

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

70



COMMERCIAL SALES & LETTING

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

79



Under the Canopy of Time

There are certain streets in Malta that seem to breathe. Not in the obvious way of grand squares or famous skylines, but in quieter, nondescript rhythms: the shade of a tree shifting across limestone, the slow passage of light and shadow on a parked car, a shutter half-closed against the afternoon glare.

Trees, Rabat by Peter Quinn captures precisely this kind of lived, untheatrical Malta, where architecture, vegetation and daily life exist in a delicate and unspoken equilibrium.

At first glance, the painting appears to offer a simple streetscape. A row of nineteenth-century townhouses stands behind a curtain of trees, their façades broken into patches of warm ochre, pale limestone and flashes of Mediterranean blue from shutters. Cars are parked without ceremony. The pavement curves slightly, guiding the eye across the composition. And yet, what Quinn provides is not a topographical record but a meditation on place. The trees do not merely

frame the buildings; they dominate them, their foliage pooling across the paper like drifting clouds, softening geometry and pulling the rigid lines of architecture into something more fluid, more human.

This is characteristic of Quinn's approach. He has long been drawn to the edges of cities and the overlooked spaces between postcard views. As he has written, he prefers "the fringes of cities or the edges of marketplaces" to the obvious picturesque images, and he enjoys including "the messy detail of modern life and the erasures and accumulations of history." In *Trees, Rabat*, that philosophy is quietly at work. The cars, bins and lampposts are not distractions; they are part of the street's narrative, evidence that this is a place still being used, altered and inhabited.

Rabat itself is an inspired choice of subject. A suburb of Mdina, yet resolutely separate from it, Rabat has always existed in a state of gentle tension between monument and neighbourhood. It is a town where layers of Roman, medieval and colonial history sit alongside bakeries, garages and domestic routines. Quinn's painting honours this coexistence. The elegant proportions of the houses hint at their historical pedigree, but the loose, expressive handling of paint resists nostalgia. Instead, the scene feels present, immediate and slightly unsettled, as though it could change with the next gust of wind through the trees.

The technical qualities of the watercolour reinforce this sense of transience. Quinn's washes are at once controlled and adventurous. Areas of dense pigment give weight to the foliage, while paler, transparent passages allow light to flicker through. The buildings are suggested rather than fully described, their



QUINN, PETER (B. 1967)
Trees, Rabat (2025)
Watercolour on paper (46cmx56cm)
Private collection – Malta.



edges softened by the movement of colour. It is in this balance between structure and spontaneity that Quinn excels. His training at the Glasgow School of Art and his later doctoral research into regional identity have given him a deep understanding of how place can be constructed visually, not through rigid accuracy, but through atmosphere, memory and sensation.

Quinn's long relationship with Malta adds another layer to the work. First exhibiting on the island in 1997, he has returned again and again, drawn by its architecture, light and complex urban textures. Over the decades, his Maltese works have become a kind of parallel archive, documenting streets and buildings not as museum pieces but as evolving environments. *Trees, Rabat* belongs to this lineage. Painted in 2025, it does not seek to freeze Rabat in time, but to register a moment within its ongoing life.

For a real estate context, this is precisely where the painting's power lies. It speaks not only of buildings, but of what it feels like to live among them. The trees offer shade and privacy,

the houses a sense of continuity, the street a stage for everyday routines. In Quinn's hands, property becomes more than a commodity; it becomes part of a lived landscape shaped by history, nature and human presence.

Peter Quinn RWS RSW is today one of the leading figures in British watercolour. A full member of the Royal Watercolour Society and the Royal Scottish Society of Painters in Watercolour, his work has been exhibited internationally, from London and Edinburgh to China and Italy. Yet for all this acclaim, his art retains an intimacy that comes from close looking and a deep affection for ordinary places. *Trees, Rabat* exemplifies this quietly attentive vision. Beneath its canopy of green lies a portrait of Malta that is neither idealised nor diminished, but simply, beautifully observed.

Prof. Charlene Vella
Department of Art and Art History
University of Malta
January 2026



SOLD

Sliema

Ref: FA701247 | Apartment | List price: €895,000



SOLD

Pembroke

Ref: PH700241 | Penthouse | List price: €630,000



SOLD

Valletta

Ref: HC100014 | House of Character | List price: €6,500,000



SOLD

Sliema

Ref: HC700245 | House of Char. | List price: €1,650,000



SOLD

Balzan

Ref: HC600802 | House of Character | List price: €2,500,000



SOLD

Sliema

Ref: PH700019 | Penthouse | List price: €1,695,000



SOLD

Siggiewi

Ref: HC700088 | House of Character | List price: €1,750,000



SOLD

Sliema

Ref: FA07850 | Apartment | List price: €2,500,000



SOLD

Sliema

Ref: FA602746 | Apartment | List price: €750,000



45 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...



RENTED

Mellieha

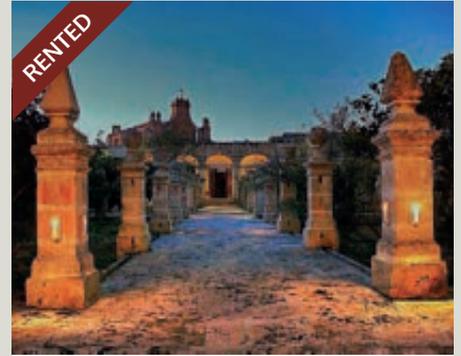
Ref: DV100016 | Villa | List price: €6,000 monthly



RENTED

Siggiewi

Ref: HC600621 | House of Char. | List price: €3,200 monthly



RENTED

Qormi

Ref: HC600797 | House of Char. | List price: €8,000 monthly



RENTED

Valletta

Ref: TP600003 | Triplex Penthouse | List price: €6,000 monthly



RENTED

Ibraġ

Ref: SV600065 | Villa | List price: €7,000 monthly



RENTED

Iklin

Ref: DV600070 | Villa | List price: €6,500 monthly



RENTED

Lija

Ref: HC600088 | Palazzo | List price: €15,000 monthly



RENTED

Mosta

Ref: DV600233 | Villa | List price: €4,000 monthly



RENTED

Sliema

Ref: HC600404 | House of Character | List price: €6,000 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 *Property Market*, *Rightmove Overseas*, and attendance at various overseas exhibitions.



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.



Francis Spiteri Paris
Managing Director
Sliema Head Office
fsp@perry.com.mt



Robert Spiteri Paris
Managing Director
Sliema Head Office
rsp@perry.com.mt



Timothy Scerri
Head of Residential Sales
Sliema Head Office
ts@perry.com.mt



Siuzanna Bobrovskva
Secretary & PA
Sliema Head Office
(+356) 2131 0800
perry@perry.com.mt



Nadia Borg Scardino
Head of Residential Lettings
Sliema Head Office
nb@perry.com.mt



Stanley Carter
Senior Sales Consultant
Sliema Head Office
sc@perry.com.mt



Maree Rose Zammit
Senior Sales Consultant
Sliema Head Office
mrz@perry.com.mt



Jean-Paul Ganado
Senior Sales Consultant
Sliema Head Office
jpg@perry.com.mt



Etienne Grech
Senior Sales Consultant
Sliema Head Office
eg@perry.com.mt



Massimo Coleiro
Senior Sales Consultant
Sliema Head Office
mc@perry.com.mt



Nikki Felice
Sales Consultant
Sliema Head Office
nf@perry.com.mt



Helga Schranz
Sales Consultant
Sliema Head Office
hda@perry.com.mt



Louis Schembri
Franchise Owner
St Julian's Office
ls@perry.com.mt



Fredrick Stivala
Franchise Owner
St Julian's Office
frst@perry.com.mt



Konrad Ferris
Senior Sales Consultant
St Julian's Office
kf@perry.com.mt



Nicoleta Moise
Secretary
St Julian's Office
(+356) 2131 0088
stj@perry.com.mt



**Kenneth Cassar
Torregiani**
Lettings Consultant
Sliema Head Office
kct@perry.com.mt



Romina Martellacci
Lettings Consultant
St Julian's Office
rm@perry.com.mt



Cinzia Piccini
Lettings Consultant
Sliema Head Office
cp@perry.com.mt



Dan Perry
Marketing
(+356) 2131 0800
dp@perry.com.mt



SATARIANO

Msida Valley Road, B'Kara
satariano.com

FLEXFORM

From the Perry blog

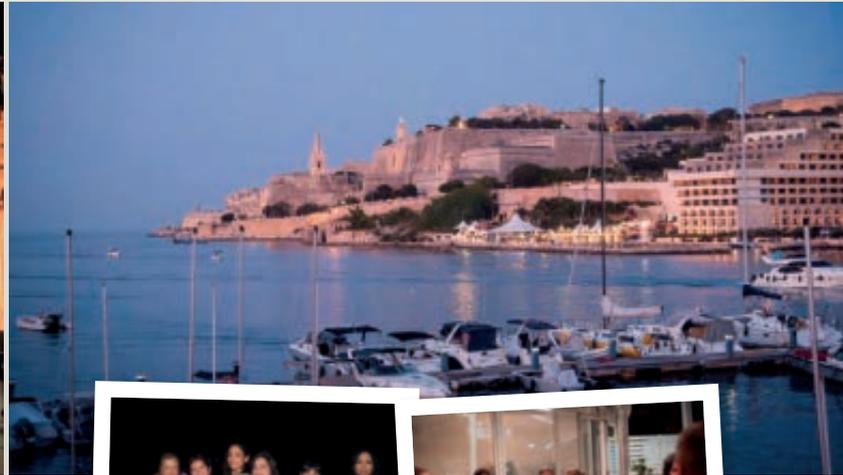
Keeping up with the latest from Perry estate agents, life in Malta and the Maltese property market.



Team Christmas Dinner ATTARD - DECEMBER 2025

On the evening of Friday, 5th December 2025, the Perry real estate team of professionals celebrated the festive season at one of Malta's premium culinary destinations. The Perry team enjoyed a most exquisite menu by world-renowned chef Francesco Mazzei during a most joyful gathering at the elegant Corinthia Palace in Attard, offering a fresh and truly unforgettable dining experience.

As the new year fast approaches, Perry Estate Agents prepare to celebrate an impressive 45 years of uninterrupted operations and exceptional service to the Malta real estate market in 2026. Perry looks forward to building its trusted relationships further and well into the future, as they have always been at the very heart of the business operations, successfully bringing people's property visions and aspirations to life by always offering quality real estate solutions tailored to the client's requirements.



Perry Team Summer Event SICILY - JUNE, 2025

On 11th June 2025, the Perry team of real estate professionals geared up for yet another busy summer season. The team gathered for a splendid summer evening mid-week at the yacht club restaurant in Ta' Xbiex. This elegant evening began with social drinks on the breathtaking roof terrace, which benefits from views of the stunning and historical Marsamxett Harbour, including the majestic Floriana and Valletta bastions serving as the perfect backdrop.

The drinks were shortly followed by a fantastic, seated dinner offering Mediterranean cuisine at its finest, with the 'polpette di noneonata' and delightful 'cotoletta Milanese' being the favourite choices on the menu. Upon the spacious roof terrace, the atmosphere was serene, airy and immaculate. A spontaneous fireworks display from Valletta opposite lit up the night sky in a burst of magnificent colours, which rounded off the evening wonderfully.

This event served as a good way for the Perry team to spend more time together in a more social and relaxed environment, sharing experiences and working together towards a common goal. Trust, honesty, and professionalism have for decades been at the very heart of Perry's lasting relationships, not just among colleagues but with investors and clients.

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



A city with a capital 'V'

Valletta is the epitome of elegant living.

The most obvious quote, when speaking about Malta's capital, Valletta, is that it is a city that was 'built by gentlemen for gentlemen', a quote often attributed to British statesman Benjamin Disraeli.

While the quote is true – at the same time it isn't.

But let's start from the bit that is true. Situated on a peninsula, this

UNESCO World Heritage Site was built according to a uniform urban plan that was inspired by neo-platonic principles. Its bastions and fortifications were modelled around the natural characteristics of the Sceberras Peninsula. These refined intentions were also shown when choosing the placement of most of its main monuments.





While the capital's history is closely affiliated to that of the Order of the Knights of St John, Valletta has also lived through other occupations. This rich history is reflected in its architecture – which despite rebuilding projects and severe damage suffered during the bombardments of World War II, has survived largely intact.

Moreover, thanks to its placement on a peninsula, the capital's urban fabric has remained guarded against the urban sprawl outside the gates.

Valletta's poise is indeed gentlemanly. Its skyline is elegant, its street plan still flows according to the original grid of the street plan, and its buildings are a joy to behold.

And yet, it's not just for gentlemen. The squares teem with noisy life while the backstreets are a quiet symphony, only interrupted by the cooing of pigeons, the flapping of drying washing, and the occasional shout crossing from one wooden balcony to the next. The sights are similarly varied and democratic – visitors stand in awe

as they look at the three cities from the macro vantage point of the Upper Barrakka Gardens, but then zoom in to the minute details of traditional shop signs.

After enjoying the status of European Capital of Culture in 2018, Valletta has enjoyed renewed appreciation. Restored palazzos now make for elegant living, while Michelin-starred restaurants rub shoulders with bars whose interior design hasn't changed for decades. It is a city for gentlemen, but not only – it is for everyone.



A French affair

An elegant testament to Malta's rich architectural history.

When it comes to architecture, Tarxien's trump card is the prehistoric complex which, dating to approximately 3400BC, is a UNESCO World Heritage Site that sheds light on our ancestors' beliefs, skills and knowledge.

However, Tarxien boasts other architectural structures that are of national significance. One of these is an elegantly designed house that, thanks to its unique blend of Maltese and European styles,

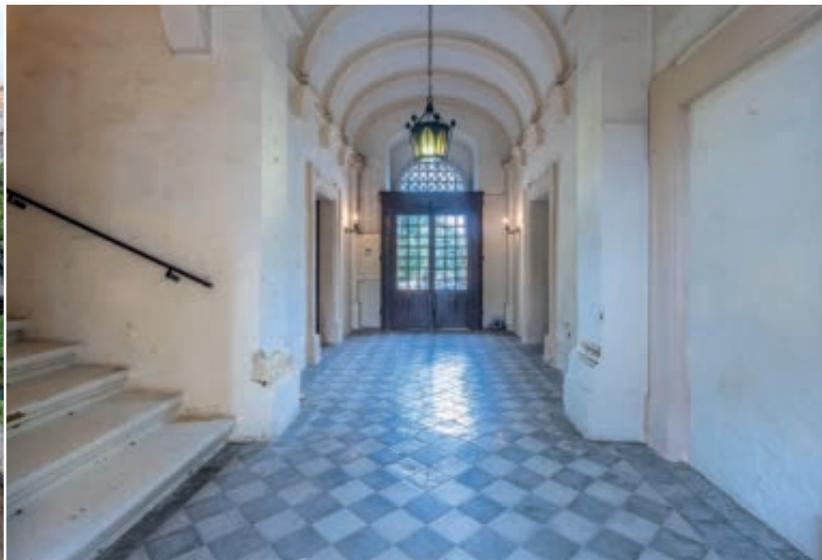
is a landmark for history and architecture enthusiasts.

Located at the entrance of Tarxien, this 18th century villa was built on land owned by an affluent French family.

Due to its proximity to the Borg Battery, during the Maltese uprising against the French invaders, it was requisitioned by the military to store gunpowder and artillery in its basement. It also provided temporary lodging for officials.

Following its military use, the villa sustained considerable damage and its owners petitioned the authorities for compensation for a two-year lease. The family was awarded 200 scudi for the lease, but only half of the requested damages. Its military role was not over though – and during World War II, it housed billeted soldiers as many local homes were destroyed.

The colourful history is reflected in its rich architectural tapestry.

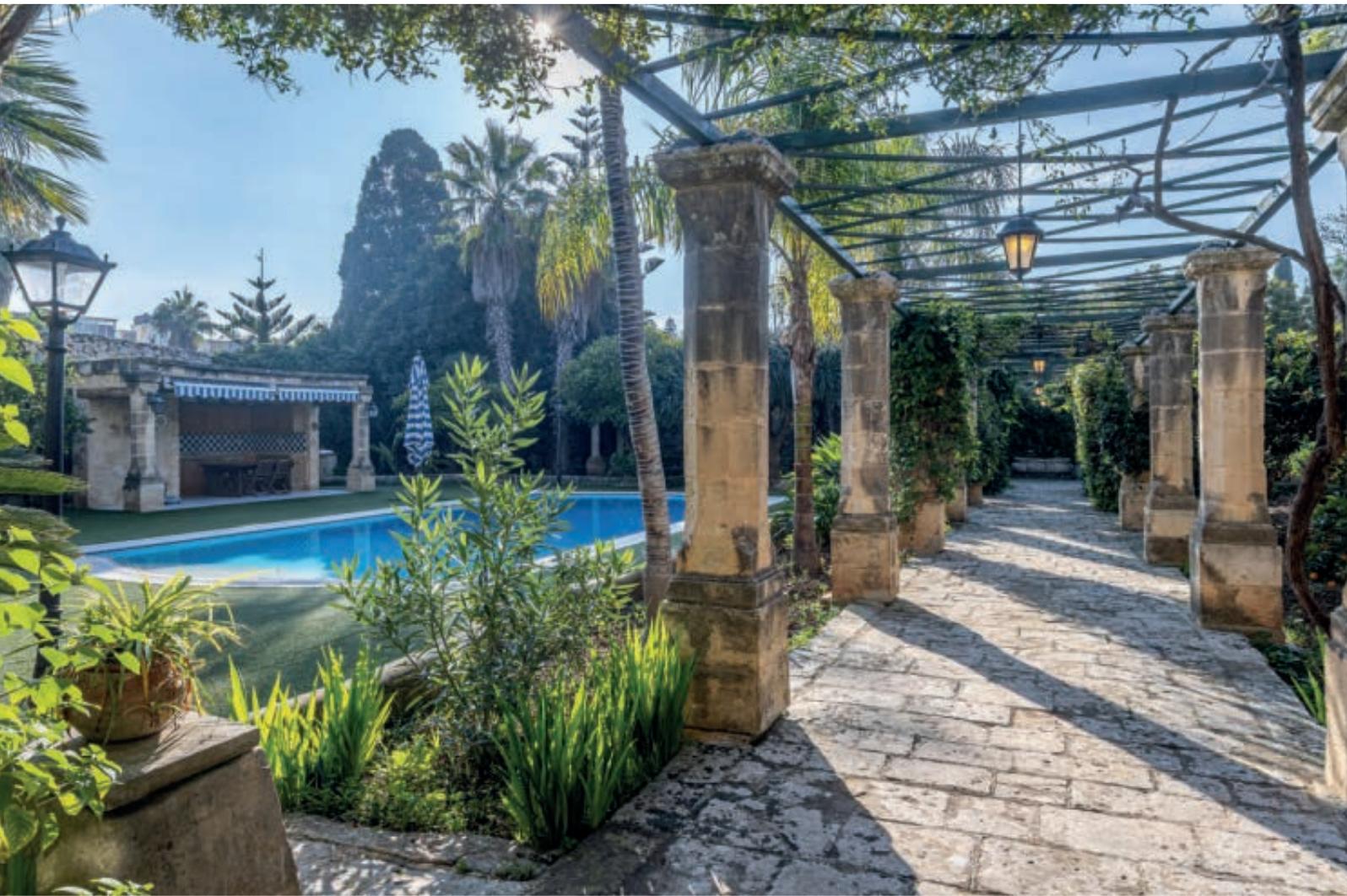


The façade is gracefully Baroque – with elaborate stone carvings around the front doorway and windows, as well as balcony supports that hint at a Sicilian influence. This beautiful mix of architecture is sustained on the inside,

with every room telling a different story, from the elegant reception hall to the magnificent Sala Nobile, spacious bedrooms, terraces with open village views and a 500-square-metre mature garden with citrus trees.

The villa's history is set to continue – as its historic grandeur can offer versatile, luxurious living.

[View property listing on page 21](#)



An historic residence for luxurious and comfortable family living

Balzan | Price on request | Ref: HC700391



4 Bedrooms



5 Bathrooms



Garage (1 Capacity)



Approx. 700sqm
Internal Size



Approx. 1,300sqm
External Size



Approx. 1,650sqm
Total Size

In one of the most prestigious enclaves, this double-fronted PERIOD RESIDENCE offers an unrivalled lifestyle of elegance, space, and family comfort. Surrounded by mature gardens and finished to the highest standard, it seamlessly blends historic charm with contemporary luxury. Set on nearly two tumoli within the UCA area, it also benefits from attractive tax incentives. A grand entrance hall leads to formal living and dining rooms with a fireplace, an additional family lounge, a private study, and a sleek kitchen with a breakfast area – ideal for daily living and entertaining. Upstairs, four double bedrooms, including two en-suites, plus a guest bathroom, laundry, and utility rooms, ensure privacy and comfort. Sunlit terraces overlook a courtyard with a swimming pool, an outdoor kitchen, and extensive gardens. A lock-up garage and a unique historic tower with a spiral staircase complete this exceptional family home.



A landmark Palazzo investment in the heart of Valletta

Valletta | Price on request | Ref: HC700299



5 Bedrooms



5 Bathrooms



Approx. 750sqm
Internal Size



Approx. 864sqm
Total Size

Situated in the very heart of Valletta, this impeccably refurbished PALAZZO represents a rare, blue-chip investment within one of Europe's most historically significant capitals. Located in a prestigious and tranquil street, yet moments from the city centre, the property showcases one of Valletta's most striking facades and commands breathtaking views of the Grand Harbour. Meticulously restored to exacting standards, it blends timeless architectural grandeur with modern luxuries, including a glass lift serving all floors, underfloor heating, and elegant marble flooring throughout. The Palazzo is intelligently laid out across multiple levels, offering flexible accommodation ideal for high-end rental returns or mixed residential use. Independent living spaces, generously proportioned bedrooms, a grand Sala Nobile, multiple kitchens, and panoramic terraces culminate in a spectacular rooftop pool designed for premium entertaining. With its exceptional restoration, irreplaceable location, and strong income potential, this extraordinary Palazzo stands as a rare opportunity to acquire a prestigious, future-proof asset in Valletta's most sought-after quarter.



A townhouse with rooftop pool – modern comfort meets timeless charm

Sliema | €1,500,000 | Ref: HC700380



4 Bedrooms



3 Bathrooms



Garage (Optional, for rent)



Approx. 202sqm
Internal Size



Approx. 64sqm
External Size



Approx. 266sqm
Total Size

A beautifully converted freehold TOWNHOUSE located in one of Sliema’s most sought-after residential areas, just off Tower Road. This exceptional property offers a welcoming entrance hall, leading to a bright and spacious living and dining area, complemented by a fully modern kitchen that opens onto a private yard. The home features four generously sized bedrooms and three well-appointed bathrooms. Further enhancing its appeal, the property includes full ownership of the airspace and boasts a stunning rooftop area complete with a pool, terrace space, and an adjacent kitchenette – perfect for entertaining or relaxing. An optional three-car lock-up garage is available for rent. A rare opportunity to acquire a residence that blends traditional architectural charm with contemporary comfort and lifestyle amenities.



An 18th-century palazzo of rare presence and enduring prestige

Tarxien | €2,500,000 | Ref: HC700406

 4 Bedrooms

 2 Bathrooms

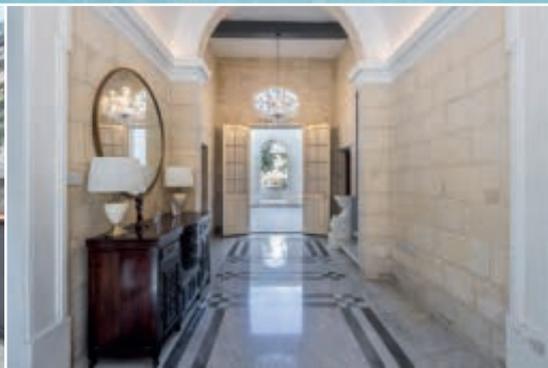
 Garage

 Approx. 500sqm
External Size

 Approx. 750sqm
Total Size

A rare to come-by, double-fronted 18th-century PALAZZO set on a generous 750sqm plot offering exceptional potential to combine historic grandeur with versatile living. The main residence features an elegant reception hall, formal sitting and dining rooms, a living area, and a kitchen/breakfast. The first floor includes a magnificent Sala Nobile, four spacious bedrooms, two bathrooms (one en-suite). A traditional garigor (spiral stone staircase) leads to the roof terrace with open village views. The property is enhanced by a 500sqm mature garden with citrus trees, perfect for a swimming pool and refined outdoor entertaining. An independent apartment with separate access provides a kitchen/living/dining area, one bedroom, and a shower room, ideal for guests or rental income. A substantial underlying cellar, with traditional stone arches, extends beneath the entire ground floor, offering space for a wine cellar, storage, home cinema, or private gym. This property also benefits from a garage, making this a unique opportunity to create a truly distinguished family home.

Property feature on page 16



Elegant double-fronted townhouse with pool, garden & guest flatlet

Santa Venera | €1,900,000 | Ref: HC700373

- 
 5 Bedrooms
- 
 5 Bathrooms
- 
 Garage (1 Capacity)
- 
 Approx. 620sqm
 Total Plot Size

A distinguished double-fronted TOWNHOUSE, fully furnished with a high standard of finish and air-conditioning throughout. Accommodation comprises of a welcoming entrance hall, living, dining, kitchen/breakfast, guest toilet, a multi-purpose room, a large central courtyard leading onto a mature garden, a swimming pool and ample outdoor space for entertaining guests. An independent flatlet, complete with kitchen, toilet/shower, and provision for a bedroom, offers excellent guest accommodation. Upstairs, one finds five spacious bedrooms (all having a shower en-suite), while the roof level enjoys a laundry area and a dedicated office or study.

A spacious one-car road-level garage is also included in the price.



Elegant wide-fronted residence perfect for family living & entertaining

Żejtun | €1,595,000 | Ref: HC03054



5 Bedrooms



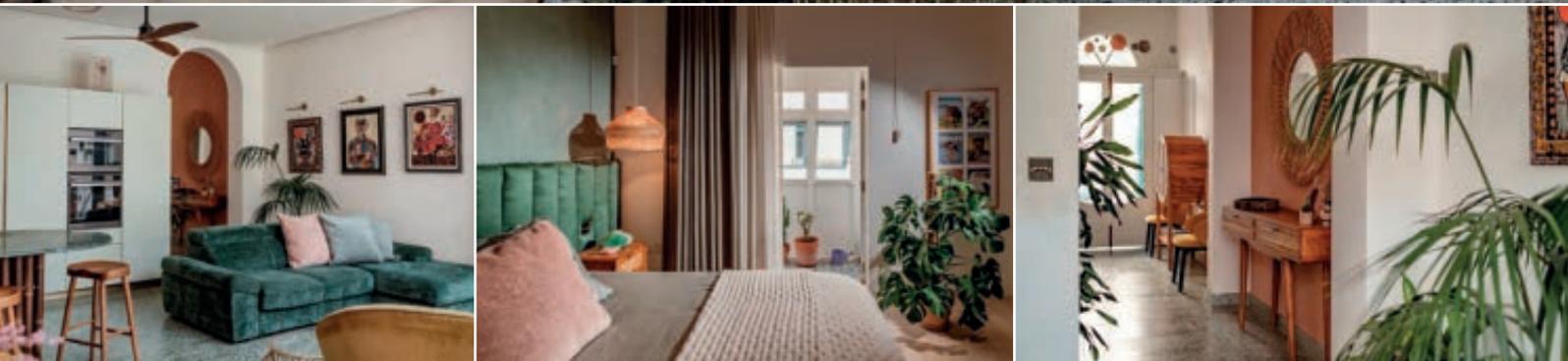
4 Bathrooms



Approx. 368sqm
Total Plot Size

A truly outstanding, wide fronted HOUSE OF CHARACTER tastefully converted by its present owners and enjoying a spacious layout throughout. Accommodation comprises a welcoming entrance hall, sitting, dining, kitchen/breakfast, guest toilet, master bedroom (bathroom en-suite), five bedrooms, four bathrooms, wine cellar, a second cellar (ideal as a games room), laundry, large study and an attractive central courtyard and roof garden ideal for entertaining. Permits in-hand.

EXCLUSIVE TO PERRY



A masterful fusion of Maltese heritage and contemporary living

Gwardamangia | €1,150,000 | Ref: HC700321



4 Bedrooms



3 Bathrooms



Approx. 221sqm
Internal Size



Approx. 66sqm
External Size



Approx. 287sqm
Total Size

Located in the sought-after area of Gwardamangia/Pietà, this unique two-storey TRADITIONAL HOUSE has been professionally and meticulously restored with full respect for Malta's architectural heritage. Particular attention was given to preserving original features, including the façade with exposed local limestone and the traditional antiporta at the entrance. To enhance functionality, the house was extended at the rear and complemented by a third floor with a set-back roof. The layout is designed for practical family living and everyday comfort. A central courtyard provides natural light, ventilation, and a safe, versatile space for relaxation. Interiors are finished with high-quality materials, including Verde Alpi terrazzo, a contemporary kitchen, well-appointed bathrooms, and a glass-edged pool. Architectural details, carefully planned lighting, and natural ventilation solutions create a bright, well-organised home that successfully combines traditional character with modern living standards and long-term investment appeal. SOLE AGENTS.



Where historic charm meets courtyard serenity

Attard | €990,000 | Ref: HC700323



3 Bedrooms



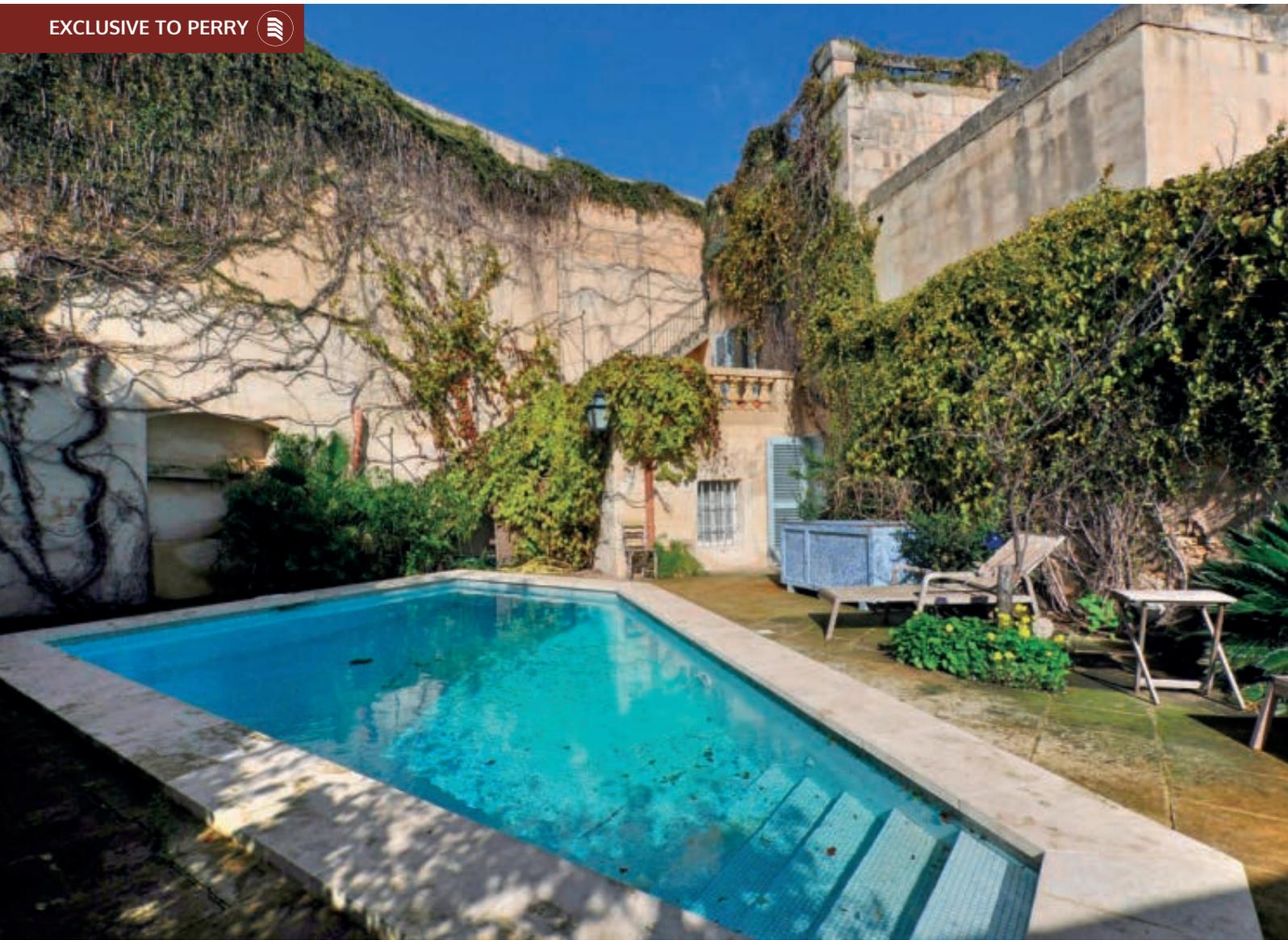
2 Bathrooms



Approx. 200sqm
Total Plot Size

A wonderful HOUSE OF CHARACTER benefitting from an abundance of period features, including exposed beams, patterned floor tiles, beautiful masonry, etc. Built several hundred years ago and very well presented by its present owner, this property comprises a welcoming hall, to the right of the hallway is a fully fitted and equipped kitchen with integrated appliances. The kitchen serves the heart of the home, also overlooking a charming courtyard with a private swimming pool. To the left of the hallway is a cosy sitting room featuring an original wood-burning fireplace and a separate dining room. Upstairs one finds three bedrooms and two-bathrooms main, with en-suite and walk-in wardrobe. This residence sits within a pretty alley of the village core in this picturesque village and is located in an Urban Conservation Area (UCA) meaning most prospective buyers could benefit from a tax exemption. Attard is a lovely locality in the northern region of Malta, abundant with public gardens and home to the president's palace.

EXCLUSIVE TO PERRY 



A spacious double fronted house having space for entertaining

Żebbuġ | €2,700,000 | Ref: HC03089

 7 Bedrooms

 6 Bathrooms

 Approx. 375sqm
Internal Size

 Approx. 312sqm
External Size

 Approx. 687sqm
Total Size

A large and imposing double fronted TOWNHOUSE situated in a popular street enjoying a delightful central courtyard leading onto sprawling terraces ideal for entertaining and a garden with a swimming pool. Spacious accommodation in the form of welcoming entrance hall, sitting, dining, living, kitchen/breakfast, guest toilet, seven bedrooms (five having en-suite bathrooms), main bathroom, utility and a laundry room. SOLE AGENTS.


 EXCLUSIVE TO PERRY

Sliema | €795,000 | Ref: HC700261



3 Bedrooms



2 Bathrooms

Approx. 244sqm
Total Size

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



Qrendi | €2,200,000 | Ref: HC700398



4 Bedrooms



5 Bathrooms



Garage (1 Capacity)

Approx. 500sqm
Internal SizeApprox. 280sqm
External SizeApprox. 780sqm
Total Size

An exquisite HOUSE OF CHARACTER in a tranquil UCA village, blending historic charm with a modern extension. Featuring original stone arches, cathedral ceilings, four bedrooms, five bathrooms, a master suite, soundproof cinema, and spacious sitting rooms flowing to a large heated pool, alfresco area, and outdoor kitchen. Solar panels, underfloor heating, and garage complete this rare, private family home in picturesque Qrendi.



San Pawl tat-Tarġa | €990,000 | Ref: HC700362



3 Bedrooms



3 Bathrooms



Approx. 250sqm
Internal Size



Approx. 50sqm
External Size



Approx. 300sqm
Total Size

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



Birżebbuġa | €1,950,000 | Ref: HC700395



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 660sqm
Total Plot Size

Recently refurbished FARMHOUSE in a tranquil agricultural setting with open sea views, retaining original features including wooden floors, stone walls, arched ceilings, exposed beams, two wells, cellar, and a light-filled internal courtyard. The house offers generous living spaces, three double bedrooms, terraces, a separate mature garden with carport and barbecue, solar panels, underfloor heating, and scope for additional guest accommodation.



San Ġwann | €2,500,000 | Ref: HC700351



3 Bedrooms



2 Bathrooms



Approx. 154sqm
Internal Size



Approx. 120sqm
External Size



Approx. 274sqm
Total Size

A unique historical HOUSE OF CHARACTER in San Ġwann, blending modern comfort with authentic Maltese heritage. Comprising hall, sitting/dining, kitchen/breakfast, three bedrooms, main bathroom, shower en-suite, laundry, and garden with pool space. Once the command post of Maltese uprising leader Vincent Borg 'Brared', this restored farmhouse offers a rare opportunity to own a private residence steeped in history and national significance.



Żejtun | €895,000 | Ref: HC700320



4 Bedrooms



3 Bathrooms



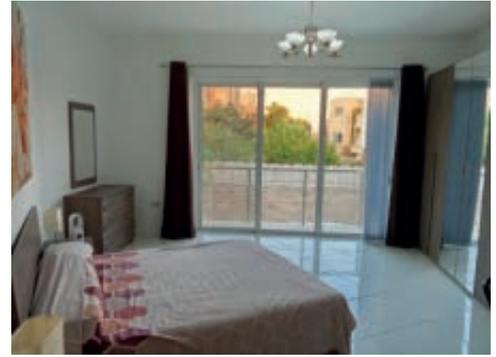
Approx. 272sqm
Total Size

Beautifully restored HOUSE OF CHARACTER in the heart of a traditional village, combining timeless charm with modern comfort. Featuring a flowing layout, spacious sitting/dining areas, a fully fitted kitchen, four bedrooms (three en-suites), a guest toilet, laundry, and study/nursery. Enjoy a generous courtyard and a landscaped roof garden with private pool – perfect for entertaining or relaxing in a tranquil, character-filled setting.

Sliema

Ref: HC700396 | €1,250,000

Exquisitely renovated TOWNHOUSE in a prime Urban Conservation Area near Balluta Bay, combining traditional charm with modern luxury. Featuring an open-plan kitchen, living, and dining area opening to a private yard with a pool, four double bedrooms (expandable to five), rooftop terraces, and a washroom. Sold fully furnished with new appliances, a passenger lift, and an optional garage – perfect for family living or Airbnb investment.



Birzebbuga

Ref: HC700395 | €1,950,000

Recently refurbished FARMHOUSE in a tranquil rural setting with breathtaking sea views. Retaining original features – wooden floors, stone walls, arches, and exposed beams – the home offers a large study, open-plan kitchen/dining opening to a sunny courtyard, living room, three double bedrooms, terraces, modern shower room, 380sqm garden with carport, fireplace, underfloor heating, and solar panels. Freehold, partly furnished, with potential for additional guest rooms.

Cospicua (Bormla)

Ref: HC700374 | €985,000

Stunning unconverted seafront TOWNHOUSE overlooking the Cottonera waterfront, full of character and potential. Spread over three floors with patterned tiles, a grand stairway, and a wooden balcony, it can become a spacious family home or multiple Airbnb units, with an optional recessed fifth floor. Every level enjoys panoramic water views, full roof ownership, and a prime location near cafes, marina, and Valletta ferry – a rare opportunity.



Sliema

Ref: HC700360 | €2,900,000

Charming freehold Sliema TOWNHOUSE on a 330sqm plot, blending traditional features with spacious living. Comprising four bedrooms, two bathrooms, a kitchen, dining, living, and sitting rooms, plus an 85sqm private garden and balcony. Roof and full airspace offer further potential. Optional one-car garage. A rare opportunity for a character-filled family home in one of Malta's most sought-after locations.

Senglea (Isla)

Ref: HC700361 | €1,395,000

Unconverted HOUSE OF CHARACTER just steps from the seafront, filled with light and spacious rooms. Featuring authentic Maltese details – patterned tiles, galleria, wooden beams, and stonework – this home offers a hall, sitting/dining, kitchen, three bedrooms, bathroom, laundry, and a roof terrace with Mediterranean views. Ideal as a holiday home, investment, or stylish seaside residence, close to Valletta, dining, and entertainment.



Senglea (Isla)

Ref: HC700359 | €1,300,000

Exceptional PALAZZO in one of Senglea's finest streets, steps from the Grand Harbour. Spread over three floors, it offers fourteen spacious rooms, a striking piano nobile with high ceilings and Maltese balcony, plus a private central courtyard. Features include three bathrooms, a rear entrance, a ground-floor garage, and untapped basement potential. A rare historic gem ideal as a dream home or investment.



Lija

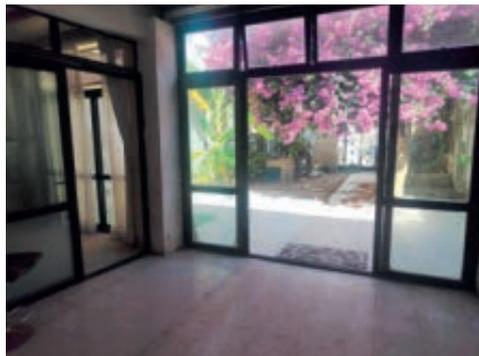
Ref: HC700349 | €1,165,000

Stunning double-fronted Palazzo-style HOUSE OF CHARACTER in a prestigious village, overflowing with original features and timeless charm. Built around a central courtyard, this 300-year-old home offers grand entrance hall, sitting and dining rooms, kitchen/breakfast area, living room, three bedrooms, two bathrooms, terraces, cellar, and back garden with pool potential. A rare opportunity to create a luxurious family residence blending historic elegance with modern comfort.

Mqabba

Ref: HC700350 | €1,180,000

A large unconverted HOUSE OF CHARACTER, set in this tranquil location, enjoying lots of features and a windmill. Presently comprising of six large rooms, a ground floor adjoining six cars garage and a garden with ample space for a swimming pool. The property can easily be converted into a three- or four-bedroom home.



Gharghur

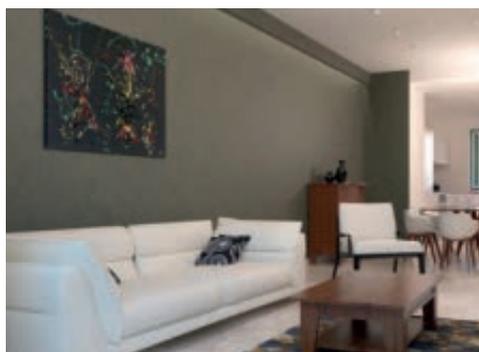
Ref: HC700347 | €1,324,000

Captivating 300-year-old HOUSE OF CHARACTER, partly a traditional farmhouse, set in a tranquil, private location. Full of charm and original features, it offers exceptional potential. Seven ground-floor rooms surround a central courtyard leading to a grand former mill with high ceilings. Upstairs features a spacious room and large terrace, while a mature garden provides ample space for a pool – an ideal private retreat for relaxation and entertaining.

Rabat

Ref: HC700344 | €390,000

A boutique development of three freehold homes in the heart of Rabat, now at pre-construction stage. Sold in shell form, each home allows full customisation. This three-bedroom property features an open-plan kitchen, living, and dining area, guest W.C., and backyard on the ground floor; two bedrooms and a bathroom on the first; and a main bedroom with en-suite, study, terrace, roof-level washroom, bathroom, and terrace – perfect for families or investors.



EXCLUSIVE TO PERRY



Above the marina: refined living at one of the most coveted addresses

Ta' Xbiex | €2,950,000 | Ref: FA701761



3 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 330sqm
Internal Size



Approx. 66sqm
External Size



Approx. 396sqm
Total Size

Superbly situated in this prestigious and privileged location, overlooking the Ta' Xbiex seafront and just minutes away from the vibrant town and city centres of Sliema and Valletta, we are proud to offer this sublime APARTMENT, offering a very high level of specification throughout, with sizable living space, contemporary appeal, and tastefully designed rooms. The property is located on a high floor and benefits from stunning views of the yacht marina from its larger-than-usual terrace. Accommodation comprises an open plan and highly attractive sitting/kitchen (with top-end appliances)/dining leading onto a most amazing terrace. The property also includes a study, laundry, three double bedrooms (the main with an en-suite and large walk-in wardrobe nicely concealed) second bedroom also with an en-suite and a third bedroom with a bathroom with a possibility of a fourth bedroom. The property also includes two underlying garages. SOLE AGENTS.

**SALE
AGREED** **EXCLUSIVE TO PERRY**

Life at the water's edge: elegant living in a most prestigious area

Tigné Point | €2,295,000 | Ref: FA701411



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)

Approx. 171sqm
Internal SizeApprox. 40sqm
External SizeApprox. 211sqm
Total Size

A beautifully finished APARTMENT enjoying spectacular views of Valletta, Sliema Creek, and the Grand Harbour from its spacious front terrace, as well as charming piazza and city views from the back terrace. This bright and airy residence benefits from natural light in every room. Situated within a prestigious and secure complex, the property offers access to beautifully landscaped communal gardens, a swimming pool, restaurants, shops, and more – creating a truly vibrant and desirable living environment. The apartment comprises an entrance hall, a spacious sitting room, a dining area, a fully fitted kitchen with a breakfast area, three bedrooms, two bathrooms (including one en-suite), a guest toilet, a pantry/laundry room, and front and back terraces. It also includes an underlying two-car garage. Optional extra-large parking space. Offered for sale fully furnished. SOLE AGENTS.

EXCLUSIVE TO PERRY



A singular seafront sanctuary above the harbour

Sliema | €3,500,000 | Ref: FA701618



4 Bedrooms



3 Bathrooms

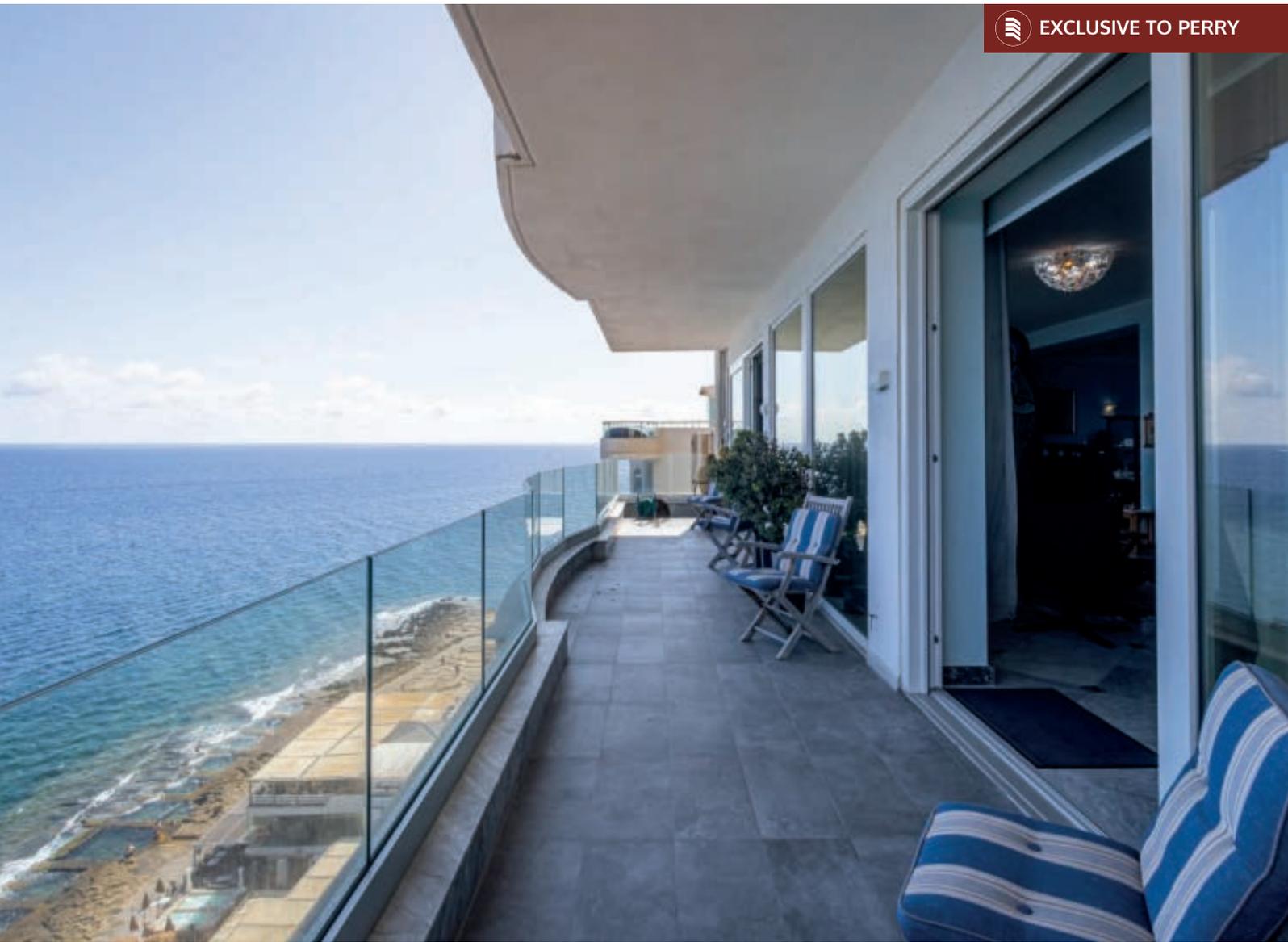


Garage (2 Capacity)



Approx. 300sqm
Total Size

We are delighted to present as EXCLUSIVE AGENTS this spectacular double-fronted APARTMENT, set on a magnificent seafront in an elevated position, enjoying breathtaking views of Sliema Creek, the 16th-Century UNESCO-protected Valletta bastions and Manoel Island. The only apartment on its floor, it spans approximately 300sqm, including generous front and back terraces ideal for entertaining. The layout comprises a welcoming hall and a stunning open-plan kitchen, sitting and dining area with full-length glass doors, flooding the space with natural light and opening onto a wide front balcony with uninterrupted views. The property further offers four bedrooms and three bathrooms, including a master suite with en-suite bathroom and direct terrace access. Perfectly located within walking distance to all amenities, high-end cafés, restaurants, the Valletta catamaran shuttle and public transport routes. Offered with two underlying parking spaces in a convenient street-level garage, while the exclusive block also features a back-up generator.



Commanding the coast: a grand seafront penthouse of rare distinction

Slimea | €3,000,000 | Ref: PH700298



4 Bedrooms



4 Bathrooms



Garage (2 Capacity)



Approx. 340sqm
Total Size

A stunning SEAFRONT PENTHOUSE of impressive proportions, measuring approximately 340 square metres, with what must be considered one of the widest seafront frontages. Spacious accommodation comprising hall/reception, two open plan sitting rooms, dining, large seafront terrace, separate kitchen/breakfast, four double bedrooms, three bedrooms with bathrooms en-suite, a main bathroom, library and underlying two car garage.



Mediterranean front-row living: a refined residence on the seafront

St Julian's | €1,150,000 | Ref: FA701306



2 Bedrooms



2 Bathrooms



Approx. 160sqm
Total Size

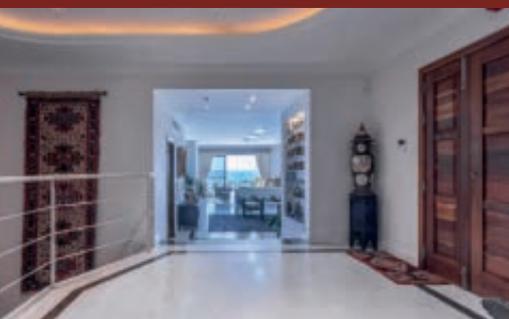
Discover this newly built luxury SEAFRONT APARTMENT for sale on the much sought-after St Julian's seafront, benefiting from amazing sea views and perfectly located just minutes from the island's best entertainment options and a vast array of leading restaurants and cafes. This stunning two-bedroom property enjoys a wider-than-usual façade all fronting the Mediterranean Sea and floods of natural light through its many glass apertures. Designed for the discerning buyer, this residence offers a harmonious balance of modern comfort and sophistication and features a large open plan kitchen/sitting/dining area leading out onto a large balcony. The property also includes preparations for a kitchen island. The apartment further comprises two double bedrooms, with an en-suite and guest bathroom. The master bedroom features a traditional Maltese 'galleria'. Don't miss this opportunity to own this exceptional brand-new real estate in St Julian's, located on the much sought-after east coast of Malta.



St Paul's Bay | €1,100,000 | Ref: FA701710

- 
3 Bedrooms
- 
2 Bathrooms
- 
Garage (1 Capacity)
-  Approx. 207sqm
Total Size

Newly built SEAFRONT APARTMENT in prime St Paul's Bay, moments from the waterfront and amenities. Comprising open-plan kitchen/living/dining with stunning sea views, three double bedrooms including master with en-suite, walk-in wardrobe, and back balcony, main bathroom with underfloor heating, pantry, laundry, and VRF AC system. Sold highly finished with parquet flooring and 1-car lock-up garage.



Portomaso, St Julian's | €3,950,000 | Ref: DA700017

- 
5 Bedrooms
- 
4 Bathrooms
- 
Garage (2 Car Spaces)
-  Approx. 450sqm
Internal Size
-  Approx. 100sqm
External Size
-  Approx. 550sqm
Total Size

A rare opportunity to acquire a super villa-type duplex with pool, an entrance hall and extensive living areas and separate kitchen at each level, within the prestigious Portomaso Marina. A refined residence with marina and open sea views, private 100sqm pool and deck, four double bedrooms (expandable to six), study, billiards area, four bathrooms, a pool-shower and a guest toilet, courtyard, and two parking spaces. Impeccably finished and maintained.

EXCLUSIVE TO PERRY



Sliema | €950,000 | Ref: FA701785



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 148sqm
Internal Size



Approx. 35sqm
External Size



Approx. 183sqm
Total Size

A luxury modern three-bedroom fully furnished APARTMENT situated in a prime central location of this cosmopolitan metropolis. This stylish apartment offers the perfect blend of comfort and convenience. Situated in the heart of the city, it provides easy access to shops, cafes, restaurants, public transport, and all major amenities. The Apartment features a bright open plan kitchen/living/dining area leading onto a sizable terrace, contemporary furnishings, a family bathroom and three spacious bedrooms, with an en-suite. The apartment offers a square and well-designed layout for relaxation. It is ideal for families, professionals, or anyone seeking a ready-to-move-in home in a vibrant central neighbourhood. The complex features a communal outdoor pool with a spacious deck area for use by residents, and in addition, gym facilities. An optional car space is available at an extra cost. Freehold. SOLE AGENTS.



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



3 Bedrooms



3 Bathrooms

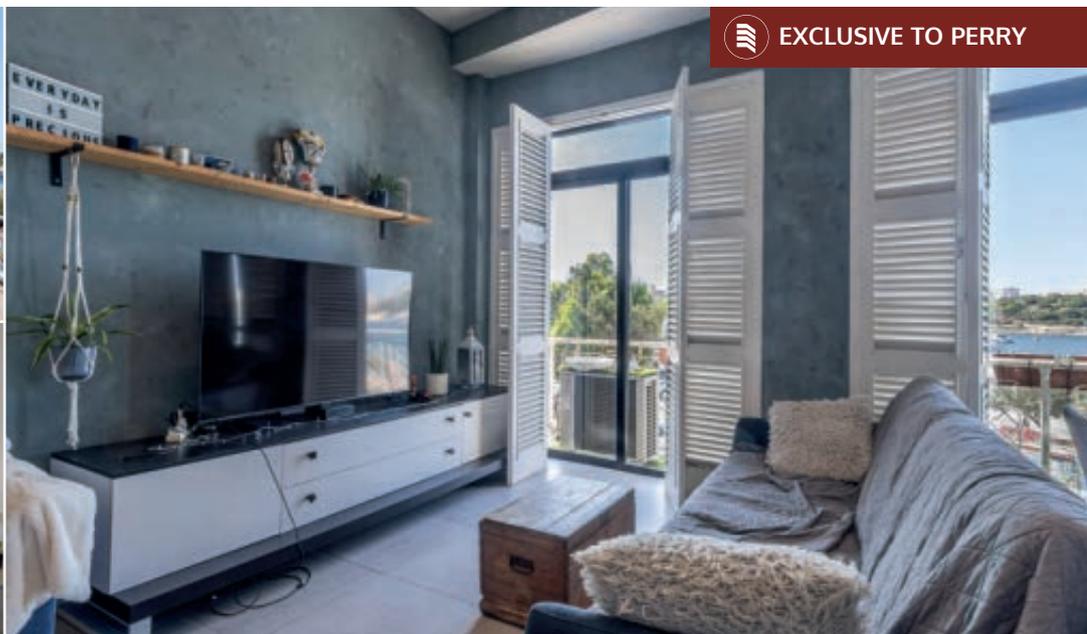


Garage (1 Car space)



Approx. 250sqm
Total Size

An exceptional seafront penthouse in the heart of St Julians, offering over 250sqm of luxurious living on one level. Open-plan living areas enjoy panoramic views over Balluta Bay and lead to a spacious front terrace ideal for al fresco dining, complemented by a private roof terrace. Three double bedrooms (two en-suite), study, washroom, private lifts, parking, and premium marble finishes complete this outstanding residence.



 EXCLUSIVE TO PERRY

Sliema | €585,000 | Ref: FA701546

 1 Bedrooms

 1 Bathrooms

 Approx. 80sqm
Internal Size

 Approx. 5sqm
External Size

 Approx. 85sqm
Total Size

A quaint, beautifully finished SEAFRONT APARTMENT having the living quarters and the main bedroom enjoying marvellous views of Sliema Creek and Valletta. Set in the heart of the commercial hub of this bustling town, this apartment makes an ideal bachelor pad or a rental investment. Comprising of a hall, sitting/dining, fitted kitchen/breakfast, study, main bedroom, bathroom and seafront balconies. SOLE AGENTS.



Portomaso | €1,950,000 | Ref: FA701276

 3 Bedrooms

 4 Bathrooms

 Garage (1 Car space)

 Approx. 303sqm
Total Size

A spectacular SEAFRONT APARTMENT in an award-winning marina development with security, Hilton beach resort, fitness clubs, restaurants, and shops. Featuring open-plan living leading to a large terrace with a private pool, the fully furnished home includes a hall, sitting/dining/living, fitted kitchen/breakfast, three bedrooms (three en-suite), four bathrooms, a utility room, and one car space. Highly recommended.

Sliema

Ref: FA701848 | €1,500,000

A highly spacious 275sqm south-facing APARTMENT with unobstructed sea views and panoramic vistas of Sliema Creek, Manoel Island, and Valletta. Comprising entrance hall, combined sitting/dining, separate kitchen, additional living area, three bedrooms including main with en-suite, family bathroom, and guest toilet. Finished in classic style with marble floors, solid oak doors, air-conditioning, abundant natural light, terrace for entertaining, and one car space. Exceptional proportions and views.



St Julian's

Ref: FA701363 | €2,500,000

This exceptional 330sqm double-fronted APARTMENT on Spinola Bay's sixth floor is sold fully furnished, blending elegance and comfort. Featuring a grand hallway, main bathroom, study, and stylish kitchen/breakfast area, the generous dining and living space opens onto a large terrace with panoramic bay views. Four double bedrooms, three en-suite, plus two interconnecting car spaces complete this prestigious residence.

Portomaso

Ref: FA700100 | €2,495,000

An outstanding APARTMENT in a prestigious waterfront marina development, spanning over 280sqm in a prime corner position. Comprising hall, open-plan sitting/dining with terraces overlooking the yacht marina, fully fitted kitchen, three double bedrooms (main with walk-in wardrobe and en-suite) and guest bathroom. Includes two car spaces with lift access. Residents enjoy a pool, beach club, restaurants, and the perfect balance of leisure and city life.



Sliema

Ref: FA701126 | €1,100,000

A stunning SEAFRONT APARTMENT with breathtaking views of Sliema Creek, Valletta Bastions, and Manoel Island. South-facing and wide-fronted, approximately 230sqm, in a smart waterfront block with two elevators. Comprising with entrance hall, open-plan kitchen/living/dining with sea views, family room, three bedrooms, three bathrooms (master en-suite), front and back balconies, and one car garage. Freehold.

St Julian's

Ref: FA701599 | €2,650,000

A stunning high-floor 4-bedroom SEAFRONT APARTMENT in central St Julian's, offering uninterrupted views from the open-plan kitchen/sitting/dining and spacious front terrace. Brand new and immaculately finished, fully furnished with high-end fittings. Features include a large kitchen with island, living area, four bedrooms, laundry and storage, one apartment per floor, two elevators, over 300sqm, and one underlying parking space. Freehold.



Sliema

Ref: FA701003 | €1,100,000

An attractive SEAFRONT APARTMENT situated in a smart block, having one unit per floor, enjoying marvellous sea views from its front terrace of the open sea. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, main bathroom, shower en-suite, laundry, back balcony and an underlying lock-up garage.



Sliema

Ref: FA700238 | €890,000

In the heart of Sliema, this corner SEAFRONT APARTMENT offers stunning marina and town views. Comprising spacious living/dining with frontal sea views, a separate kitchen/breakfast with side sea views, three bedrooms, and one bathroom. Filled with natural light, its corner position enhances space and ambience. Highly recommended for its prestigious location and exceptional waterfront appeal.

Sliema (Fort Cambridge)

Ref: FA700679 | €1,795,000

This high-floor Sliema apartment offers panoramic views of Manoel Island, Valletta's bastions, and the open sea. Featuring two bedrooms, two bathrooms (main en-suite) with walk-in closet, and open-plan kitchen, dining, and living leading to a 100sqm terrace with jacuzzi. Amenities include communal pool, gym, and secure two-car garage. Ideally located near top shopping, cafés, and restaurants, combining luxury, comfort, and prime location.



Mellieħa

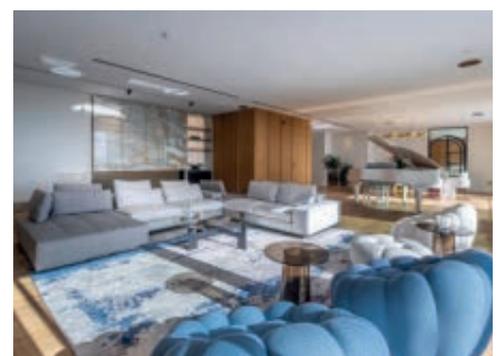
Ref: FA701190 | €690,000

Two corner two-bedroom furnished APARTMENTS are available in this small block, offering luxurious living by the sea. The top apartment's airspace makes it a unique opportunity for added value and personalisation.

St Julian's

Ref: FA701714 | Price on request

Commanding an entire floor of Malta's iconic Mercury Towers — the island's only residential tower by Zaha Hadid — this exceptional freehold residence spans over 900sqm with panoramic Mediterranean and coastal views. Featuring a 100sqm open-plan living/dining area, dual terraces, custom Italian kitchen, master and VIP suites with terraces, three further en-suite bedrooms, cinema, library, gym, offices, and secure garage. Luxury, privacy, and design excellence define this landmark property.





A hidden hilltop sanctuary of rare Mediterranean grandeur

Gharghur | €9,500,000 | Ref: DV600255



6 Bedrooms



6 Bathrooms



Large Drive-in



Approx. 10,000sqm
Total Plot Size

Presented by us as exclusive agents, this remarkable PRIVATE RESIDENCE is set within some of Malta's most beautiful natural gardens. Largely hidden from view and perched at the crest of a hill, it enjoys a commanding vantage point with sweeping valley vistas, lush greenery and breathtaking sea views. Occupying an impressive plot of over 10,000sqm, the villa is arranged over two levels and features an open-plan kitchen, living and dining area with fireplace, opening onto a generous front terrace designed to embrace the scenery. The home offers six double bedrooms and six bathrooms, with the larger bedrooms benefiting from en-suite facilities. The outdoor space is truly exceptional, boasting a large, completely secluded swimming pool set amid manicured lawns, complemented by multiple lounge and dining areas and several guest cabins. A rare, once-in-a-lifetime opportunity, ideally located just 2-3km from St Julian's and a short walk from the charming village of Gharghur.



Elevated villa living in an exclusive coastal enclave

Madliena | €3,500,000 | Ref: SV600306



5 Bedrooms



4 Bathrooms



Garage (3 Capacity)



Approx. 480sqm
Total Plot Size

A luxury SEMI-DETACHED VILLA set within a superb, exclusive upmarket villa area, offered fully furnished and finished to the highest standards, with lift access throughout. The ground floor comprises a bright, welcoming entrance hall with skylight, an open-plan sitting, living and dining area, a separate dining room, a fully equipped kitchen with quality appliances, a study and guest toilet. Seamless access leads to an exceptional outdoor space featuring a generous swimming pool, extensive decking, landscaped gardens and a dedicated bar, seating and dining area ideal for refined entertaining. The first floor offers four double bedrooms, two with en-suite bathrooms, plus a main bathroom. The third floor hosts a laundry room opening onto a terrace with distant sea views. At basement level is a flatlet with two additional bedrooms and a three-car lock-up garage. Special features include photovoltaic panels.



Contemporary elegance with commanding sea views

Madliena | Price on request | Ref: DV600199



4 Bedrooms



3 Bathrooms



Garage (3 Capacity)



Approx. 693sqm
Total Plot Size

A stunning contemporary VILLA enjoying breathtaking sea views, with every room finished and furnished to the highest standards.

The outdoor area features a beautifully decked garden ideal for refined entertaining, complemented by an elegant overflow swimming pool with surrounding patios. Internally, a spacious open-plan layout incorporates a fully fitted kitchen with casual dining opening onto the garden, a formal dining area, a living room, and a guest cloakroom. The upper level offers three double bedrooms, including a main bedroom with en-suite and walk-in closet, a main bathroom and laundry room. At lower level is a large, bright basement comprising a guest toilet, study, games or living room, kitchen and dining area, and a courtyard. Additional features include ample storage and a four-car open garage with driveway. Situated on a quiet one-way street in one of the area's most desirable locations. Two adjacent optional plots with full permits are also available. Freehold.



Rabat | €1,910,000 | Ref: SV600285



4 Bedrooms



2 Bathrooms



Garage (3 Capacity)



Approx. 334sqm
Total Size

Located in the prestigious and tranquil Tal-Virtù area of Rabat, this rare SEMI-DETACHED VILLA is fully furnished and move-in ready. It offers a sleek modern design, four spacious bedrooms, three bathrooms, and a versatile flatlet ideal as a home office. Open-plan living flows onto a 120sqm backyard with private pool, complemented by a drive-in and three-car garage.

**SALE
AGREED**



St Julian's | €2,380,000 | Ref: SV600302



4 Bedrooms



6 Bathrooms



Garage (2 Capacity)



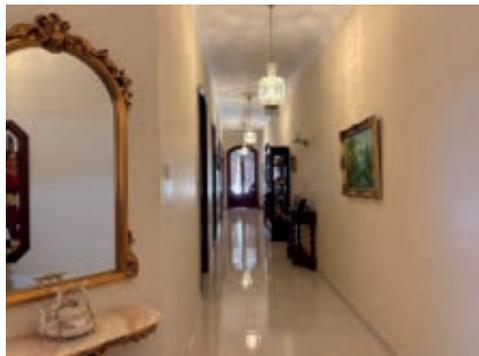
Approx. 650sqm
Total Size

Offered for the first time, this architecturally significant modern corner VILLA showcases a striking interplay of glass and stone within a prestigious neighbourhood near top schools, sports clubs, dining and the seafront. Spanning 650sqm with pool, multipurpose level, garage and roof suite, it features open-plan living, three en-suite bedrooms and exceptional finishes. A unique freehold home, ready to move into.

Mosta

Ref: SV600296 | Price on request

A meticulously kept spacious VILLA set on a wide road close to all amenities, offering comfort and complete privacy throughout. The property features an independent annex with separate access, ideal for guests or extended family. Accommodation includes multiple reception rooms, four bedrooms, including a main with walk-in wardrobe and en-suite, games room, laundry, drive-in and three-car garage. A mature garden surrounds a large fully tiled mosaic swimming pool.



San Pawl tat-Targa

Ref: SV600294 | €1,750,000

A generously proportioned SEMI-DETACHED VILLA set on a 568sqm plot in a quiet, prestigious location. An attractive front garden leads to a home comprising a hallway, separate sitting and dining rooms, an additional living room and guest bathroom. Accommodation includes four bedrooms, three bathrooms, a six-car garage and roof-level laundry. Front and back terraces complement a spacious garden with space for a pool. Freehold.

Bidnija

Ref: SV600290 | €1,380,000

This SEMI-DETACHED VILLA is set in a tranquil neighbourhood, enjoying panoramic country views from most rooms. Accommodation comprises an entrance hall, open-plan sitting, dining and kitchen/breakfast overlooking the swimming pool, guest toilet, three bedrooms including a master with walk-in wardrobe and en-suite, main bathroom, laundry, large garage with storage, and games room or gym. Offered in shell form.



Mellieha

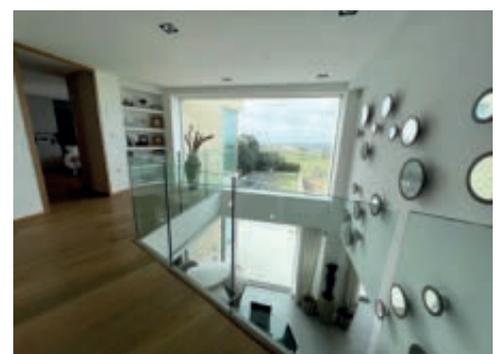
Ref: DV600248 | €2,400,000

Set in a peaceful, sought-after area of Mellieha, this DETACHED VILLA occupies a generous 1,100sqm plot, surrounded by a mature garden and enjoying distant sea views. The home offers four double bedrooms, two en-suite, open-plan kitchen, living and dining, a separate living room, spacious terrace and a large private garage for three cars. A fully independent flatlet adds versatility, all just minutes from the village core, beaches and amenities.

Gharghur

Ref: DV600240 | €5,300,000

A finished FULLY DETACHED VILLA set in the heart of a village, enjoying breathtaking views from all rooms. The property features an open-plan living and dining area with a fitted kitchen, three double bedrooms and two bathrooms. A roof-level room with a bathroom opens onto a terrace with a Jacuzzi and sea and countryside views. Includes garages, a garden and an infinity pool.



San Pawl tat-Tarġa

Ref: DV600232 | €3,190,000

A spectacular FULLY DETACHED VILLA set on elevated grounds within a privileged villa area, commanding open views and occupying an impressive 1,050sqm plot. The main accommodation is arranged on one level, offering generous living spaces, three double bedrooms, multiple bathrooms, a fitted kitchen and access to a front terrace and mature garden. A lower level allows for three to four additional garden-level bedrooms, complemented by an interconnecting two-car garage.

**Mellieħa**

Ref: BD600053 | €4,600,000

A luxurious FULLY DETACHED BUNGALOW on high grounds, offering unobstructed views of Mellieħa Bay, Comino, Gozo, and the sea. Set on approx. 1,200sqm, it features intelligent lighting, a Bose system, air conditioning, a fireplace, and 48 PV panels. Comprising hall, living and dining areas, kitchen, three bedrooms, two flatlets, guest facilities, garage, garden, and swimming pool, mostly furnished.

San Ġwann

Ref: DV600218 | €3,900,000

A rare opportunity to acquire a FULLY DETACHED VILLA on 6-7 tumoli of land in a serene central countryside location. With 400sqm over two levels and total privacy, the ground floor offers an entrance hall, open-plan kitchen, dining and living areas, master bedroom with en-suite, additional bathrooms, and direct access to a large swimming pool and landscaped gardens. Offered in shell form for full customisation.

**Naxxar**

Ref: DV600213 | €1,280,000

A FULLY DETACHED VILLA to form part of a brand new, exclusive, gated development. Layouts include surrounding gardens with large pool and deck areas, basements, street-level garages with carports, three double bedrooms all with en-suite, etc. Properties are in the pre-construction phase and will be sold including external finishes and external plastering, apertures and landscaping.

Mellieħa

Ref: DV600203 | €3,720,000

A grand DETACHED BUNGALOW set on over 1,500sqm in an elite neighbourhood, offering breathtaking panoramic views of Mellieħa Bay. Featuring a double-height hallway, sitting room with fireplace, open-plan kitchen, living and dining areas, three bedrooms including a master suite, and three fully furnished independent apartments. Complemented by a pool, garden, two-car garage, carport, and finished to the highest standards. Freehold.





A refined top-floor retreat in the heart of a coveted coastal enclave

St Julian's | €495,000 | Ref: FA701708



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 139sqm
Internal Size

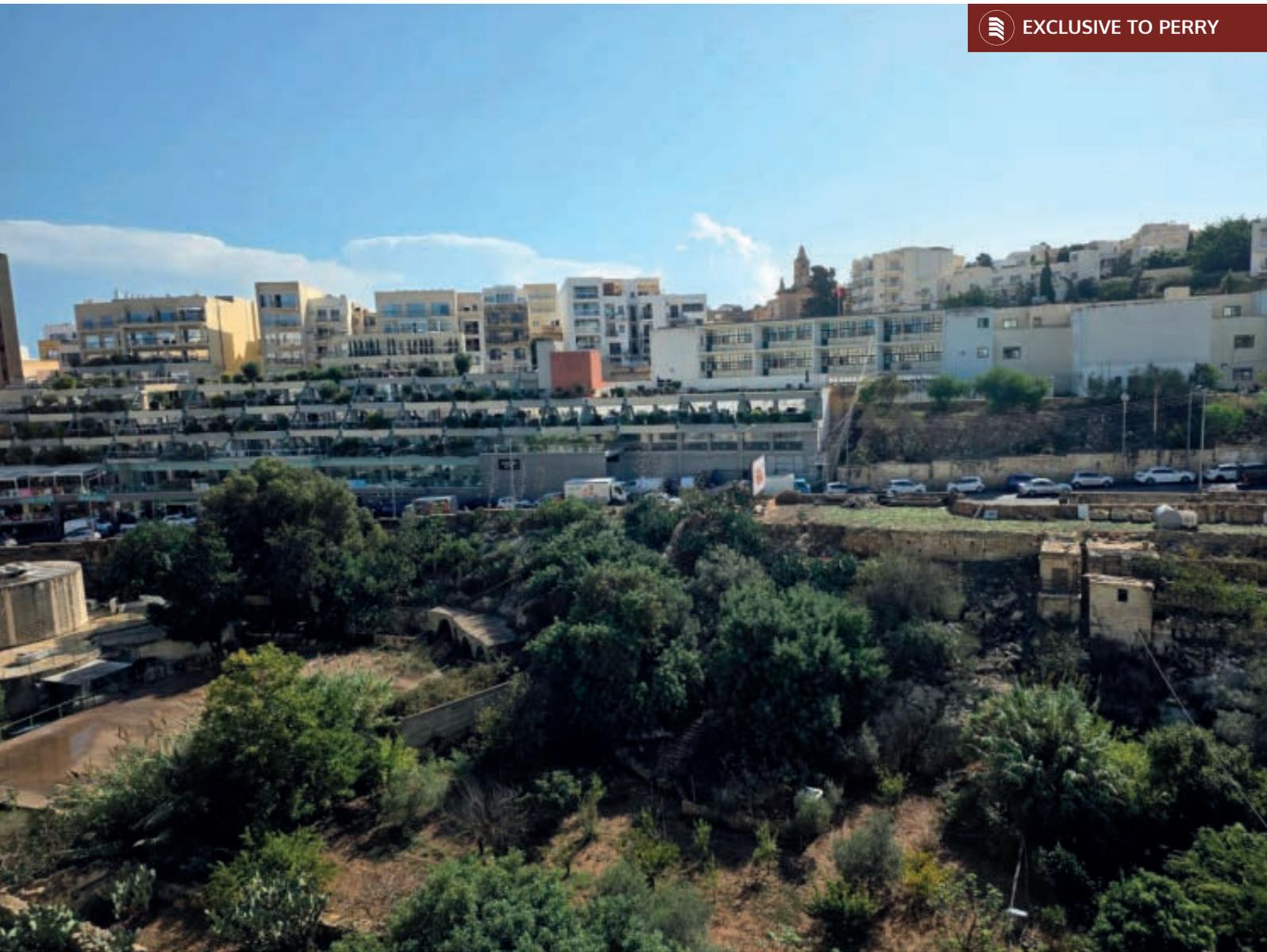


Approx. 5sqm
External Size



Approx. 144sqm
Total Size

A spacious, beautifully finished top-floor APARTMENT situated minutes away from the seafront in the old part of this most sought-after location, enjoying views from its front terrace. Comprising hall, sitting/dining, fitted kitchen/breakfast, three bedrooms, main bathroom, shower room, laundry on roof, having also use of and an underlying garage space. This property in a UCA area. SOLE AGENTS.



Elevated living with open valley vistas, moments from Spinola Bay

St Julian's | €645,000 | Ref: FA701709



2 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 117sqm
Internal Size

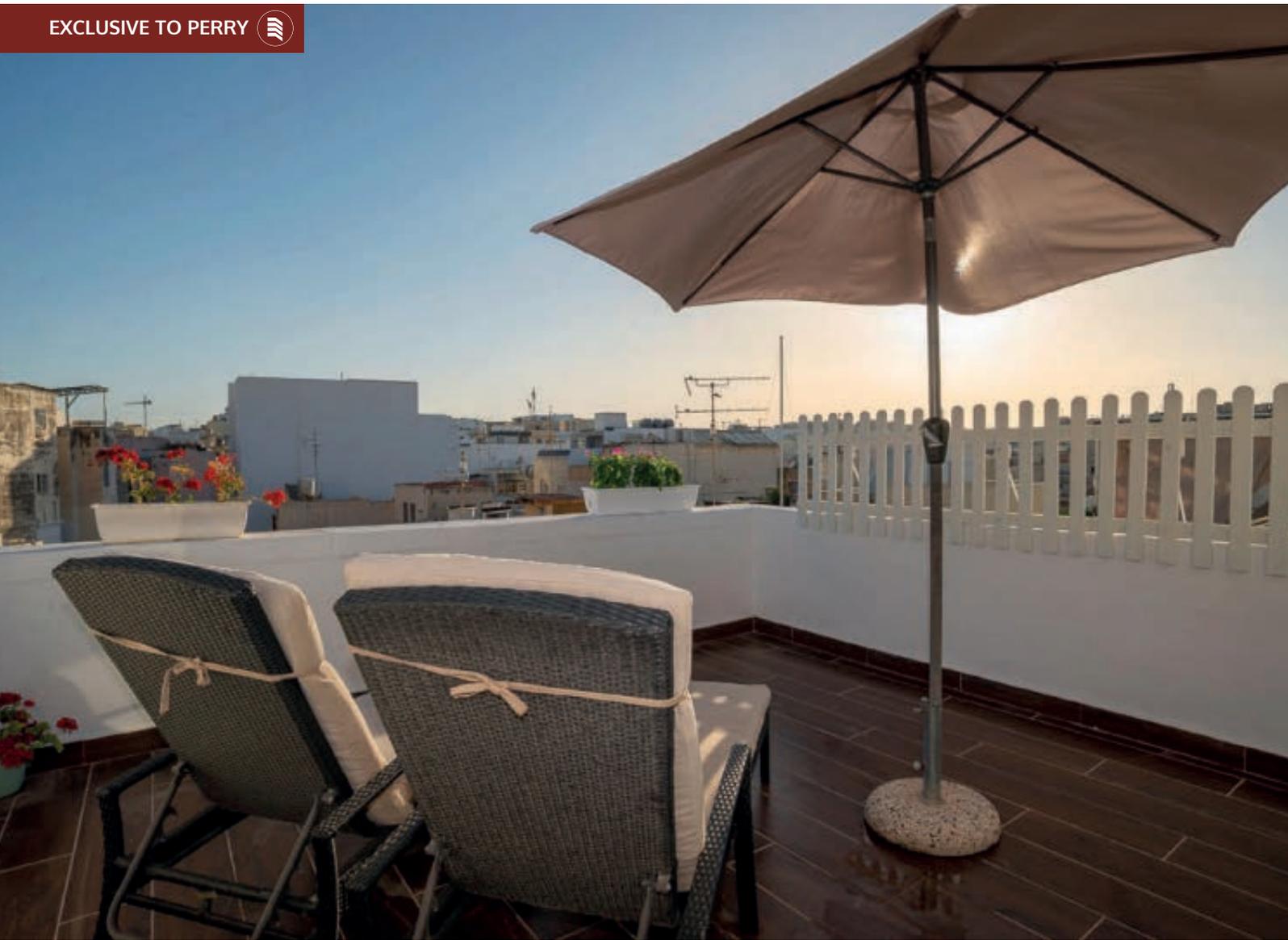


Approx. 34sqm
External Size



Approx. 151sqm
Total Size

A well-kept, spacious two bedroom APARTMENT, with a large terrace, and its living quarters enjoying beautiful open valley views, situated just off the picturesque Spinola Bay and the seafront. Comprising hall, fitted kitchen/breakfast/sitting/dining, two bedrooms, two bathrooms (one bedroom en-suite), laundry and an underlying inter-connecting street-level garage space. SOLE AGENTS.



An attractive penthouse within walking distance to the promenade

Slimea | €650,000 | Ref: PH700356



2 Bedrooms

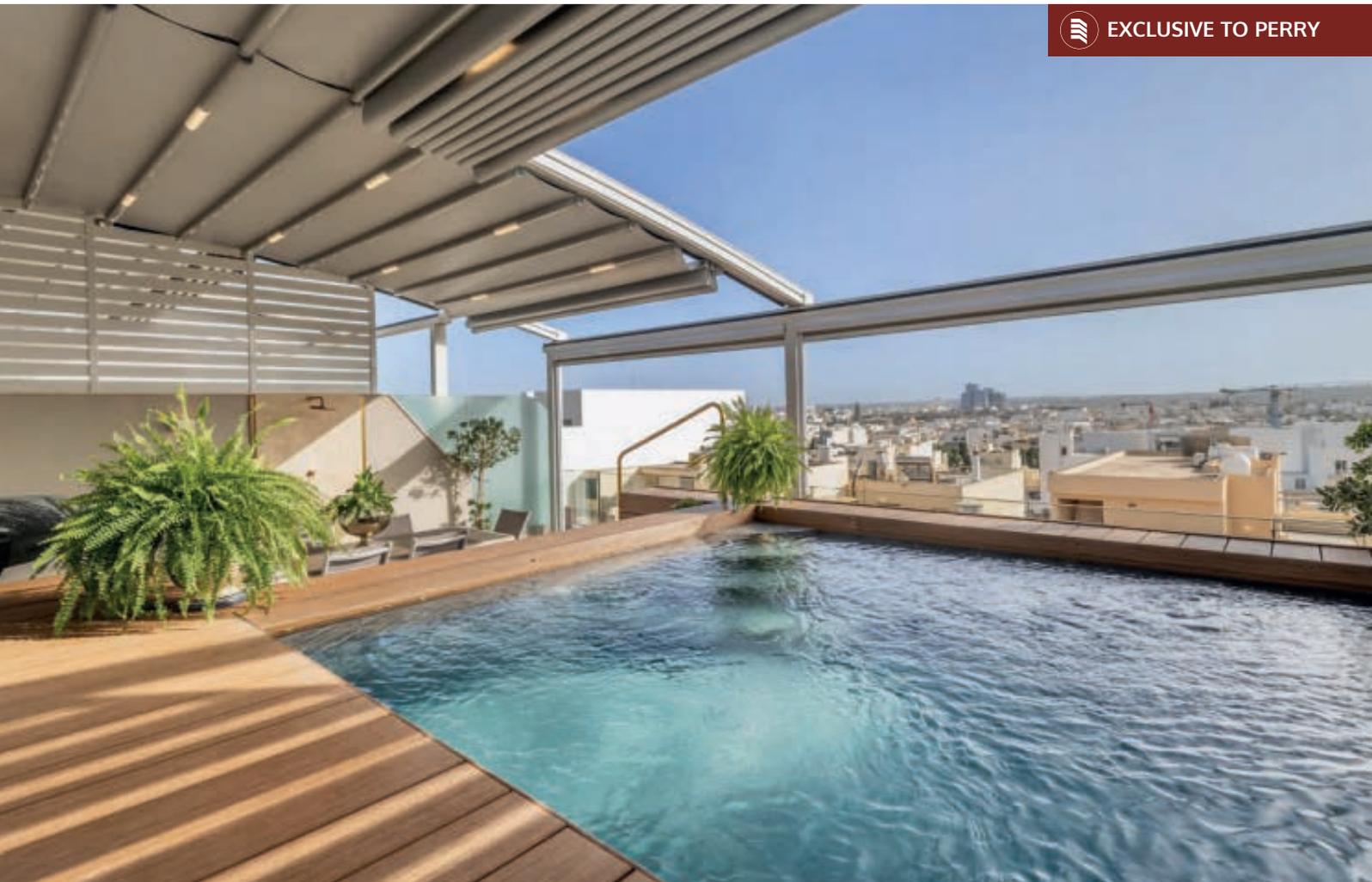


1 Bathroom



Approx. 107sqm
Total Size

We are delighted to present as EXCLUSIVE AGENTS an opportunity to acquire an attractive PENTHOUSE spanning 107sqm on one floor and ideally located on a quaint and quiet street in the heart of Slimea and within close walking distance to the seafront promenade. Bright accommodation comprises an open plan kitchen/sitting/dining, two bedrooms and one bathroom. The property also features three sunny terraces ideal for entertaining and is being offered fully furnished and equipped. Freehold. SOLE AGENTS.



An elevated expression of luxury living in Iklin

Iklin | €886,000 | Ref: PH700038

 2 Bedrooms

 2 Bathrooms

 Garage (1 Capacity)

 Approx. 140sqm
Total Size

This luxurious PENTHOUSE in Iklin presents a refined blend of comfort and sophistication. It features two beautifully appointed bedrooms, including a sumptuous master suite with an en-suite bathroom and walk-in closet, offering the essence of modern living. Exceptional amenities include 16 solar panels, underfloor heating throughout, a cosy fireplace, a state-of-the-art alarm system with surveillance cameras, and electronic pergolas that enhance everyday luxury. The expansive deck invites relaxed entertaining, with a dedicated dining area and a refreshing plunge pool with a captivating waterfall feature, all set against breathtaking views. Climate control and purified drinking water are ensured through a VRF system and reverse osmosis technology. Adding to its exclusivity, the penthouse is impeccably furnished with high-end pieces included in the sale. A one-car lockup garage is included, with the option to acquire an additional space.

This residence embodies refined opulence in the heart of Iklin.

EXCLUSIVE TO PERRY



Penthouse-style elegance with expansive terraces in a prime address

Sliema | €875,000 | Ref: FA501854



3 Bedrooms



2 Bathrooms



Garage (1 Car space)



Approx. 115sqm
Internal Size

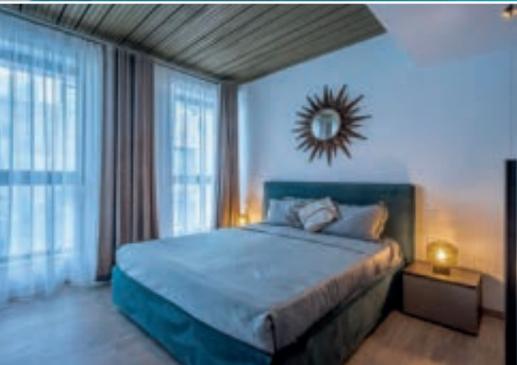


Approx. 62sqm
External Size



Approx. 177sqm
Total Size

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



A premium property, ideal for rental investment

Gżira | €625,000 | Ref: FA701779

 2 Bedrooms

 2 Bathrooms

 Approx. 81sqm
Internal Size

 Approx. 14sqm
External Size

 Approx. 95sqm
Total Size

A two-bedroom APARTMENT just off the seafront, enjoying a 14sqm terrace with side sea views and Valletta beyond. The open-plan kitchen, living and dining area opens onto the terrace, with two bedrooms flanking the space, the main featuring an en-suite. Sold fully finished with brand-new furniture and fittings, this is a premium property in a highly sought-after location, ideal for rental investment.



St Julian's | €1,050,000 | Ref: FA700693



4 Bedrooms



2 Bathrooms



Approx. 204sqm
Internal Size



Approx. 221sqm
Total Size

A high-floor, elegant seafront APARTMENT in a superb location, enjoying spectacular open sea views throughout. The layout includes a welcoming hall, sitting room with seafront terrace, living and dining rooms, and kitchen, all overlooking the sea. It offers three double bedrooms, a master with private terrace, a single bedroom/study with sheltered balcony, shower room, main bathroom, and washroom. Finished in classic luxury, owner-occupied since construction and ready to move into.



St Julian's | €895,000 | Ref: PH700113



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 145sqm
Total Size

This home features three spacious bedrooms, including the master bedroom and en-suite. The living, dining, and kitchen areas are connected in an open plan, creating a cosy and inviting atmosphere flooded with natural light and offering stunning views. An inter-connecting car space/s is available (optional). Situated in the lively St Julian's neighbourhood, this penthouse is perfect for enjoying all the amenities and lifestyle that this town has to offer.

**SOLD BY
PERRY**

EXCLUSIVE TO PERRY



Sliema | €525,000 | Ref: FA701788

- 
3 Bedrooms
- 
2 Bathrooms
- 
Garage (1 Capacity)
-  Approx. 80sqm
Total Size

Appointed exclusive agents for this attractive 80sqm two-bedroom APARTMENT featuring a traditional Maltese balcony. Set within a small block of six units with lift access, one per floor, it comprises an open-plan kitchen, sitting and dining area, two double bedrooms (main en-suite) and a guest bathroom. Quietly located in a sought-after town, minutes from the seafront and amenities, within a charming UCA. Car space included.



Swieqi | €685,000 | Ref: FA701827

- 
3 Bedrooms
- 
2 Bathrooms
-  Approx. 125sqm
Internal Size
-  Approx. 40sqm
External Size
-  Approx. 165sqm
Total Size

This stunning three-bedroom APARTMENT in St Andrew's enjoys breathtaking, unobstructed sea views. A spacious open-plan kitchen, living and dining area opens onto a large terrace ideal for outdoor dining and coastal views. The main bedroom features an en-suite, while two generous bedrooms share a family bathroom, the third offering versatile use. A separate laundry room and additional guest bathroom enhance practicality.



Mellieħa | €413,000 | Ref: FA701573

 2 Bedrooms

 2 Bathrooms

 Approx. 91sqm
Internal Size

 Approx. 14sqm
External Size

 Approx. 105sqm
Total Size

Newly built third-floor APARTMENT in a quiet location, a short walk from the coast, offering 91sqm internal space and 14sqm external. Comprising two double bedrooms (master en-suite), main bathroom, and open-plan kitchen/living/dining opening onto a balcony with sea views, plus a rear bedroom balcony. Sold finished (excluding bathrooms and internal doors). Optional garage. Freehold.

EXCLUSIVE TO PERRY 



Sliema | €930,000 | Ref: FA701887

 4 Bedrooms

 2 Bathrooms

 Garage (1 Capacity)

 Approx. 255sqm
Internal Size

 Approx. 42sqm
External Size

 Approx. 297sqm
Total Size

An impressive and larger-than-usual corner APARTMENT located just off the seafront in the fashionable Qui Si Sana area, set in a tranquil street yet within close proximity to cosmopolitan shops, restaurants, the sweeping promenade with beach clubs, and the open space of Bonello Dupuis park. This exceptional property spans approximately 255sqm internally and 42sqm externally, enjoying a lovely front terrace with attractive sea views, complemented by five further balconies. The property also benefits from one unobstructed semi-basement parking space. Accommodation comprises an entrance hall leading to a generous sitting room, separate dining room, and spacious kitchen, all opening onto the terrace. To the rear are a potential laundry room, four bedrooms and two bathrooms, one en-suite. The imposing corner block offers two common entrances, including garage access and a main entrance with passenger elevator and staircase. SOLE AGENTS.



Swieqi | €423,600 | Ref: FA701595

 2 Bedrooms

 1 Bathroom

 Approx. 81sqm
Internal Size

 Approx. 14sqm
External Size

 Approx. 95sqm
Total Size

Built by a renowned developer, this well-finished APARTMENT is set in a highly sought-after residential area. It features an open-plan kitchen, living and dining area opening onto a balcony, two bedrooms (master en-suite), a bathroom and a box room. Close to amenities and public transport, it offers comfort, convenience and strong rental and capital growth potential. Lock-up garages are available at an additional cost.



Mellieħa | €583,000 | Ref: FA701586

 2 Bedrooms

 2 Bathrooms

 Approx. 93sqm
Internal Size

 Approx. 31sqm
External Size

 Approx. 124sqm
Total Size

Newly built fourth-floor APARTMENT in a quiet location, just a short walk from the coast, offering 93sqm internal space and 31sqm external. Comprising two double bedrooms (master en-suite), main bathroom, and open-plan kitchen/living/dining opening onto a front balcony with sea views, plus a small rear balcony. Sold finished (excluding bathrooms and internal doors). Optional garage. Freehold.

Swieqi

Ref: FA701837 | €410,000

This APARTMENT is situated in the heart of Swieqi, just minutes away from all amenities and cafés. Located on the third floor, the property comprises an open-plan kitchen, dining, and living area leading onto a front balcony. The accommodation further includes two bedrooms and two bathrooms. The apartment is being sold fully furnished and is offered as freehold.



Pietà

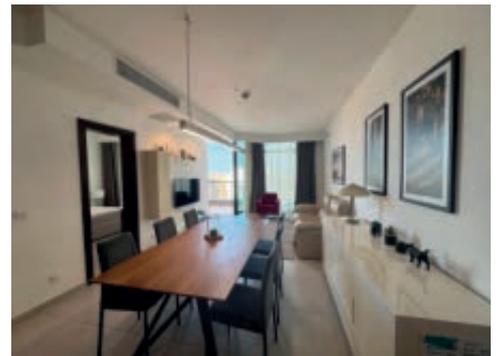
Ref: FA701829 | €230,000

Situated just a few metres from the seafront, promenade and yacht marina in Tal-Pietà is this modern residential development designed for comfortable and convenient living. Each unit is being sold completely finished, with optional underlying lock-up garages. Currently in the pre-construction phase, this project is set for completion by mid 2028, presenting an excellent opportunity to secure a new home or investment in a sought-after location close to the marina, promenade and all amenities.

Pendergardens

Ref: FA701783 | €595,000

Located in the prestigious Pendergardens SDA, St Julian's, this highly finished one-bedroom APARTMENT offers exceptional potential as an elegant home or high-performing rental investment. Set on the sixth floor with lift access, it comprises 70sqm plus a 14sqm terrace, open-plan living, double bedroom and modern bathroom, sold fully furnished, air-conditioned, freehold, with optional car space and communal pool.



Swieqi

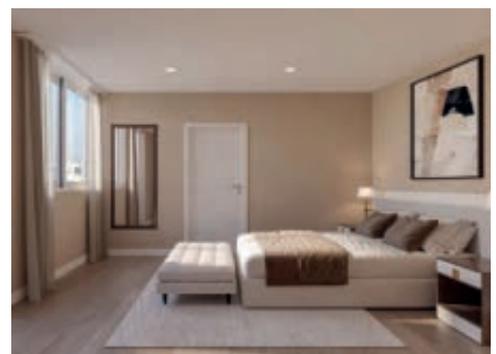
Ref: FA701433 | €795,000

Situated in one of Swieqi's most desirable streets, this finished APARTMENT forms part of a small, exclusive block. Measuring approximately 240sqm, it boasts generous proportions, high ceilings, and a bright, spacious layout. Accommodation includes an entrance hall, open-plan sitting and dining area, fully fitted kitchen with breakfast area, three double bedrooms, three bathrooms (two en-suite), laundry room, and an underlying two-car garage with storage.

Ibraq

Ref: FA701698 | €650,000

Situated in this sought-after, tranquil location, APARTMENT being offered on plan, comprising a sizable open plan kitchen, dining and living area, three bedrooms, the main with an en-suite bathroom, pantry, utility room and backyard. The apartment is being offered finished, excluding bathrooms and internal doors. Optional garages are also available within the block, prices starting from €39,500.



Mġarr

Ref: PH700307 | €600,000

Set in the scenic heart of Żebbiegħ, this exclusive new development offers a limited selection of three-bedroom APARTMENTS and PENTHOUSES with sweeping countryside views. Residences feature open-plan living with front terraces, two bathrooms including en-suite, and floor-to-ceiling apertures. Penthouses enjoy full airspace and reinforced ceilings for a rooftop pool. Freehold, with optional garages.



St Julian's

Ref: PH700300 | €910,000

Fifth-floor PENTHOUSE situated in an excellent area. The accommodation comprises an open plan kitchen/dining/living flooded with natural light, leading onto a terrace; the hallway leads to the main bathroom, and three good-sized double bedrooms, two of which enjoy en-suites and a back balcony. The property has the option to be bought with an optional lock-up garage and airspace. Freehold.

Pembroke

Ref: FA701619 | €650,000

This beautifully presented corner APARTMENT, moments from the seafront and all amenities, offers bright, spacious living filled with natural light. Featuring an open-plan kitchen, living and dining area opening onto balconies with distant views, three double bedrooms (master with en-suite), main bathroom and boxroom. Sold freehold, fully furnished, served with lift and including a one-car lock-up garage – ideal for homeowners or investors.



Mġarr

Ref: DP700048 | €1,195,000

Within walking distance of Ġnejna Bay, this furnished duplex penthouse enjoys uninterrupted 360° sea and countryside views. It features an open-plan kitchen, living and dining area opening to a terrace, three bedrooms including a master en-suite, and a main bathroom. The upper level, accessed internally or by lift, leads to a terrace with a 15,000-litre pool and jacuzzi. A four-car garage with storage is included.

St Paul's Bay

Ref: FA701797 | €740,000

Offered exclusively, this rare opportunity comprises two interconnected APARTMENTS in a sought-after cul-de-sac, within walking distance of the seafront and amenities. Set in a low-rise development with parking and a communal garden, the mirror-image units may be sold as one or separated, ideal for residential or rental use. Each features open-plan living, a separate kitchen, two bedrooms, two bathrooms, balconies, and optional lock-up garages.





A distinguished heritage residence moments from the sea

Sliema | €847,000 | Ref: DM700021



2 Bedrooms



3 Bathrooms



Approx. 137sqm
Internal Size

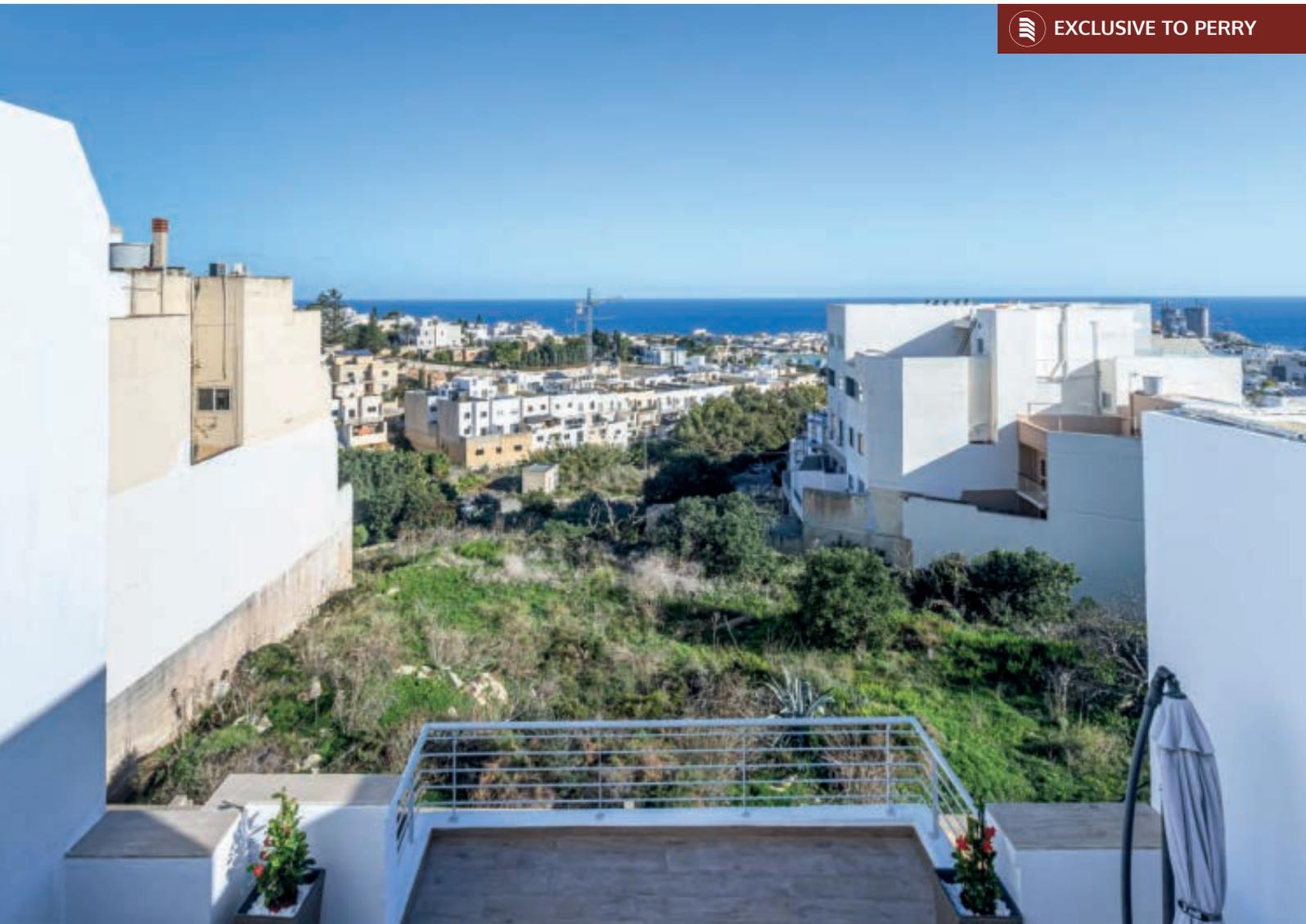


Approx. 74sqm
External Size



Approx. 211sqm
Total Size

A converted double fronted DUPLEX MAISONETTE with an abundance of character, located in a sought-after Urban Conservation Area (UCA), just walking away from Balluta Bay and within close proximity to all daily amenities. The property is full of natural light, with its high ceilings with wooden beams, stone arches, and a Maltese traditional balcony and front door. Accommodation on the first floor features a stunning double-fronted open-plan sitting and dining area, a fully equipped kitchen, and a guest cloakroom. The second floor comprises a master bedroom with en-suite bathroom and walk-in wardrobe, along with a single bedroom also enjoying en-suite facilities. Further complementing this exceptional property is a large roof garden, ideal for outdoor dining and entertaining, complete with a BBQ area, kitchenette, and laundry room and ownership of the airspace. Freehold.



Elevated living with space to dream

Ibraġ | €750,000 | Ref: DM700019



3 Bedrooms



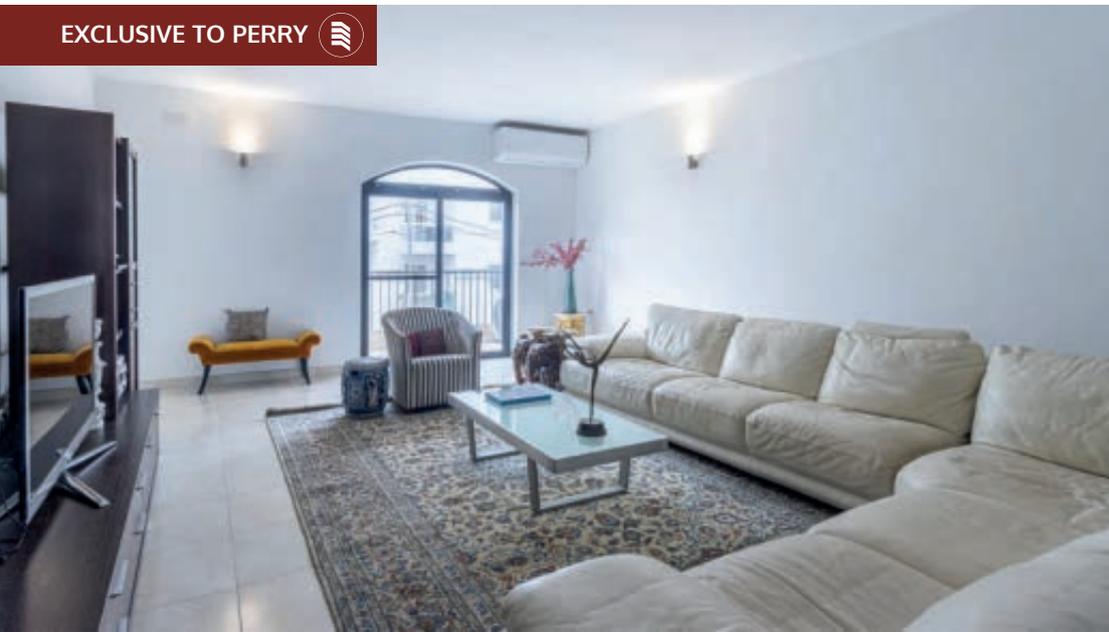
2 Bathrooms



Approx. 181sqm
Total Size

A modern DUPLEX MAISONETTE with overlying airspace and situated in this quiet and desirable residential neighbourhood, offering space, comfort, and future potential. This bright and contemporary home features a welcoming open-plan kitchen/living/dining, leading out onto a generous entertaining terrace. Two bedrooms and a main bathroom are also found on this level. Upstairs one finds a large master bedroom with a shower en-suite, a study area, a laundry and a second entertaining terrace. The airspace allows for further possibility to add a two-bedroom apartment. Complimenting the property is a good-sized lock-up garage with ample storage. SOLE AGENTS.

EXCLUSIVE TO PERRY



Swieqi | €750,000 | Ref: DM700022



4 Bedrooms



3 Bathrooms



Garage (2 Capacity)



Approx. 200sqm
Internal Size

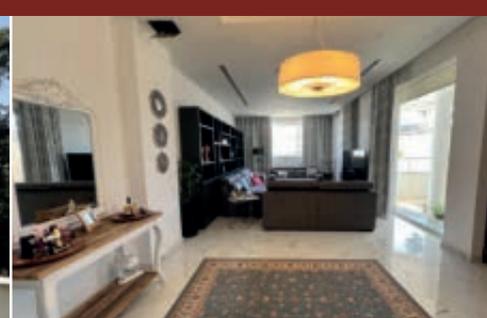


Approx. 55sqm
External Size



Approx. 255sqm
Total Size

Situated in a quiet, sought-after neighbourhood, this DUPLEX MAISONETTE offers space and future potential, with overlying airspace subject to permits. Circa 200sqm of interiors include an entrance hall, kitchen/dining, sitting room opening to a front terrace and bathroom. Upper levels feature three bedrooms, master en-suite with terrace, and a fourth bedroom at roof level opening to roof terraces. Two-car lock-up garage. Freehold. SOLE AGENTS.



Baħar iċ-Ċagħaq | €1,600,000 | Ref: TH600112



4 Bedrooms



3 Bathrooms



Approx. 350sqm
Internal Size



Approx. 100sqm
External Size



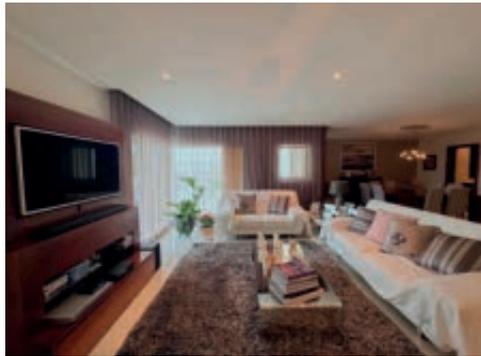
Approx. 450sqm
Total Size

Set in a quiet residential area, this beautifully finished modern TERRACED HOUSE offers generous space and refined comfort. It features a bright open-plan living and dining area, large kitchen, and a 30sqm BBQ terrace. Three double bedrooms include two en-suites and a master with walk-in wardrobe. A second-floor living space opens to a 50sqm terrace with open country and distant sea views, plus a raised pool. Additional highlights include a gym with office, independent flatlet, and a 2-3 car interconnecting garage.

Ibraġ

Ref: MA700422 | €330,000

Situated in this sought after tranquil location, MAISONETTE being offered on plan comprising of an open plan kitchen, dining and living area, one bedroom with en-suite and bathroom. Property is being offered finished excluding bathrooms and internal doors. Optional garages are also available within the block.



Baħar iċ-Ċaġħaq

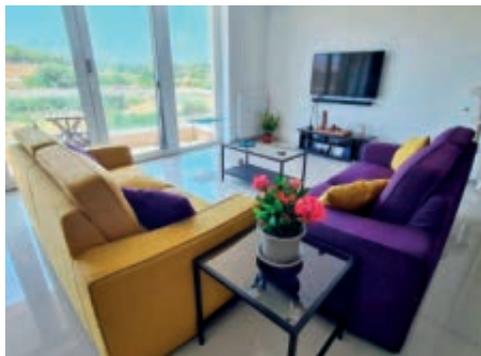
Ref: DM700017 | €1,195,000

A rare opportunity to acquire a unique, fully detached elevated MAISONETTE set in a quiet residential area, boasting a wide frontage and thoughtful split-level layout. Spacious living and dining areas feature bespoke wall and TV units, while a fully fitted kitchen opens onto a beautifully maintained 150sqm backyard. Accommodation includes three bedrooms, a study with yard access, laundry, two boxrooms, and a three-car underlying garage. Freehold.

Swieqi

Ref: MA700414 | €472,000

Built by a renowned developer, this well-finished elevated ground-floor MAISONETTE is set in a highly sought-after residential area. The layout features an open-plan kitchen, living and dining area opening onto a front patio, three bedrooms including a master with en-suite and walk-in wardrobe, a bathroom, box room, and back yard. Amenities and public transport are close by, with lock-up garages available at an additional cost.



Birżebbuġa

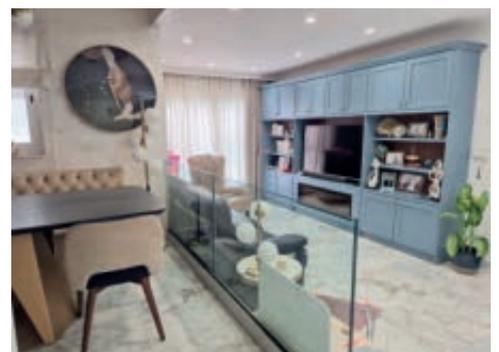
Ref: DM700015 | €715,000

Beautiful DUPLEX MAISONETTE with private pool enjoys open country views in a quiet area of Birżebbuġa. Offered fully furnished, it features an open-plan kitchen, living and dining area, three bedrooms including a recently renovated master en-suite, main bathroom and washroom. Comfort and efficiency are ensured with ACs, stove, radiators, insulation, CCTV and 10 PV panels. Freehold with half-roof ownership, plus an optional street-level two-car garage with private well.

Santa Venera

Ref: MA700403 | €710,000

Set in a quiet residential area of Santa Venera, yet close to all amenities, this highly finished and tastefully furnished MAISONETTE offers a comfortable layout. It features an open living, kitchen and dining area, three bedrooms including a main en-suite, family bathroom and washroom, with access to a central courtyard. A private backyard with splash pool and BBQ area enhances outdoor living, complemented by a four-car basement garage with storage.





AN EXCLUSIVE RESIDENTIAL NEIGHBOURHOOD FOR LIFE WITH MORE FLOW

FORTRESS GARDENS – WHERE LUXURY MEETS SKY HIGH LIVING

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

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

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

Q3 at Tigné Point

FACT BOX

- ESTIMATED COMPLETION: **Third Quarter 2026**
- DEVELOPMENT AREA: **10,000sqm**
- TOTAL NUMBER OF UNITS: **64 luxury apartments and penthouses on 16 floors**





THE WORLD AT YOUR DOORSTEP

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

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

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

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

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

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

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

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

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

ORA Residences



FACT BOX

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



MERCURY TOWERS
by Zaha Hadid Architects



Mercury Towers

INVEST IN AN ICON

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





LUXURY LIVING – UNPARALLELED VIEWS

The Residence

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

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

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

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

The Mall

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

FACT BOX

- ESTIMATED COMPLETION: **Fourth Quarter 2026**
- 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.**





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 tranquility 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.

Verdala Terraces

FACT BOX

- ESTIMATED COMPLETION: **Complete**
- DEVELOPMENT AREA: **14,600sqm**
- TOTAL NUMBER OF UNITS: **87**
- PRICES STARTING FROM: **€800,000**





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.

Strickland House



FACT BOX

- ESTIMATED COMPLETION: **Summer 2026**
- DEVELOPMENT AREA: **1,500sqm**
- TOTAL NUMBER OF UNITS: **36 apartments and 1 townhouse**
- PRICES STARTING FROM: **€1,240,000**



Seafront sophistication on Malta's most coveted shore

Sliema | €4,000 monthly | Ref: FA600185



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 165sqm
Internal Size



Approx. 10sqm
External Size



Approx. 175sqm
Total Size

Welcome to The Adelaide, Sliema – a gold-standard seafront development set on the sunny side of the prestigious Tower Road, one of Malta's most sought-after addresses. Perfectly positioned between Sliema and St Julian's, residents enjoy immediate access to the island's finest parks, beach clubs, retail, dining, and leisure amenities. This exclusive collection of just 14 fully furnished, impeccably designed residences offers refined interiors, cutting-edge technology, and generous open-plan layouts comprising a welcoming hall, three double bedrooms, a main en-suite, open-plan kitchen, sitting and dining area, guest bathroom, and separate laundry. Expansive terraces capture breathtaking Mediterranean Sea views and overlook the manicured Independence Gardens. Tenants benefit from professional property management, high-speed internet, reverse-cycle air-conditioning throughout, and secure underlying parking with lift access. Ideal for discerning professionals, families, or those seeking an exceptional retirement residence, The Adelaide delivers tranquillity, prestige, and an unrivalled coastal lifestyle.



Contemporary seafront living at Sliema's most prestigious address

Sliema | €3,500 monthly | Ref: FA600583



3 Bedrooms



2 Bathrooms



Garage (1 Capacity)



Approx. 155sqm
Total Size

Set along the magnificent seafront in Sliema's most sought-after commercial hub, OneOneO, Block A is a newly built contemporary development presented exclusively by our leading letting department. Ideally located moments from the vibrant Sliema shopping centre, it offers discerning tenants the perfect balance of comfort, style, and proximity to the town's energy. The building comprises just 12 luxurious apartments and one exclusive penthouse, all enjoying unrivalled views of the UNESCO-protected 16th-century Valletta Bastions, Sliema Creek, and Manoel Island. Designed with space and quality in mind, residences feature high-end furnishings, high-speed internet, open-plan fully equipped kitchen, sitting and dining areas, expansive front terraces with wooden decking, en-suite master bedrooms, guest bathrooms, and separate laundry rooms. Tenants benefit from full-time property management, underlying parking, and walking-distance access to cafés, restaurants, transport links, and the Valletta ferry – offering refined seafront living with complete peace of mind.



St Julian's | €3,500 monthly | Ref: FA701743



3 Bedrooms



2 Bathrooms



Garage (2 Capacity)



Approx. 160sqm
Internal Size



Approx. 17sqm
External Size



Approx. 177sqm
Total Size

Situated just off Spinola Bay, this furnished APARTMENT offers comfort and modern living within walking distance of restaurants, cafés, and entertainment. A layout includes an entrance hall, separate kitchen and dining area, split-level living room with library opening onto a terrace. The main bedroom features a walk-in wardrobe and en-suite, complemented by two bedrooms, a bathroom, laundry, back terrace, and two-car spaces.



Sliema | €5,500 monthly | Ref: FA701843



4 Bedrooms



3 Bathrooms



Garage (2 Car spaces)



Approx. 220sqm
Total Size

Set directly on the Sliema promenade, this refined four-bedroom SEAFRONT APARTMENT offers open Mediterranean views and generous proportions throughout. A large open-plan living area leads to a front terrace, ideal for indoor-outdoor living. Features include four bedrooms, three en-suite bathrooms, a guest bathroom, back balconies, a laundry room, marble flooring, premium finishes, and two side-by-side underlying car spaces, all within a well-maintained modern block close to amenities.



Balzan | €4,500 monthly | Ref: HC02663



4 Bedrooms



3 Bathrooms



Garage (1 Capacity)



Approx. 220sqm
Total Size

A newly built and highly finished VILLA located close to all amenities, in the heart of this upmarket and sought-after residential area. Property comprises a spacious layout, fully equipped open plan kitchen/living/dining area leading to a lovely outdoor area with a pool and back garden. Three bedrooms, three bathrooms en-suite, guest toilet and walk-in wardrobes, as well as separate washroom. Air-conditioned, flat screen TV, washing machine, dishwasher.



Madliena | €16,000 monthly | Ref: SV600227



5 Bedrooms



5 Bathrooms



Garage (3 Capacity)



Approx. 550sqm
Total Size

This newly built five-bedroom VILLA in prestigious Madliena enjoys elevated panoramic views across the valley, countryside, and out to sea as far as Gozo. Set on a 550sqm plot with dual street access, it offers 400sqm of refined interiors, including a dramatic double-height living area, four en-suite bedrooms with terraces, a guest apartment, and laundry. Outdoor living features landscaped gardens, a 100sqm pool deck with infinity pool, plus a three-car garage and carport.

Kalkara

Ref: HC700188 | €8,000 monthly

Set on three tumoli of mature grounds near a tranquil coastline, this unique historic home offers charm and privacy. The residence features multiple reception spaces, bedrooms with country and sea views, a roof terrace with panoramic outlooks, and extensive gardens with walkways, pool, garage, and carport. A separate flatlet adds versatility, all within minutes of Kalkara, Birgu, and Smart City.



Mosta

Ref: HC700327 | €4,900 monthly

Nestled in the heart of historic Mosta, this beautifully restored HOUSE OF CHARACTER blends timeless charm with modern comfort. A central courtyard leads to a kitchen and dining area opening onto a garden and pool, ideal for entertaining. The home offers three bedrooms, including a master suite with private terrace, two bathrooms, guest bathroom, and storage, creating a serene and elegant retreat.

Siggiewi

Ref: HC600621 | €3,200 monthly

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



Burmarrad

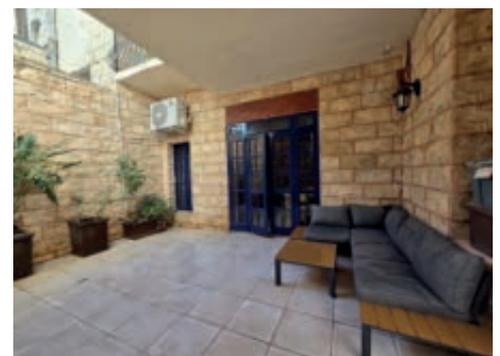
Ref: HC700388 | €3,500 monthly

Set amid Malta's picturesque countryside, this charming HOUSE OF CHARACTER offers a mature garden with swimming pool, ideal for outdoor entertaining. Spacious interiors include an entrance hall, sitting and dining room, separate living room, study, guest toilet, and fully fitted kitchen with pantry. The home features four bedrooms, two en-suite, a guest bathroom, is recently renovated, fully air-conditioned, and perfectly suited to family living or peaceful retirement.

Sliema

Ref: HC700394 | €4,500 monthly

This newly refurbished four-storey TOWNHOUSE in Sliema is ideally located moments from ferries, shopping, and amenities. Offering flexible accommodation, it features three double bedrooms, three bathrooms plus a cloakroom, a basement entertainment area with Murphy bed and yard, fully equipped kitchen, laundry, roof terrace, and additional sofa bed, allowing up to ten occupants in total.



St Paul's Bay

Ref: FA501182 | €2,000 monthly

This modern second-floor SEAFRONT APARTMENT offers a large sun terrace with unobstructed views of Xemxija Bay and St Paul's Island. Featuring open-plan living and dining, fully equipped kitchen, two double bedrooms (main en-suite), a single bedroom/study, shower room, guest toilet, laundry, and large backyard. Fully air-conditioned, in a four-unit block with lift, double-glazed windows, and insect screens.



Sliema

Ref: FA600429 | €4,200 monthly

This immaculate third-floor corner APARTMENT on Sliema's prestigious "sunny side" of Tower Road offers breathtaking, uninterrupted sea views. Comprising an entrance hall, open-plan sitting and dining area opening onto a terrace, fully fitted kitchen, three double bedrooms (main en-suite), family bathroom, laundry room, and private garage. Ideally located within walking distance to cafés, shops, and essential amenities.

Sliema

Ref: FA04011 | €4,500 monthly

One of the best seafront APARTMENTS available on the market having an ultimate designer finish and absolutely the best in furnishing. Whilst enjoying stunning sea views accommodation comprises of a hallway, large sitting/dining room leading onto an open and closed balcony, living room, fitted kitchen/breakfast, three bedrooms, two bathrooms, shower room, guest toilet, laundry room and an underlying garage.



Sliema

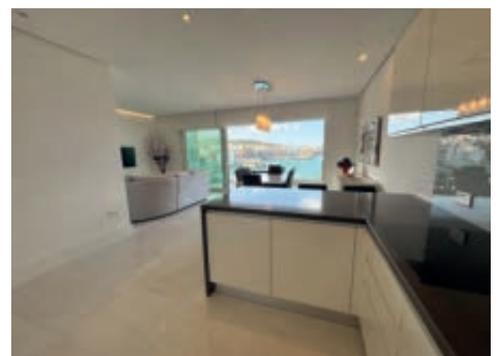
Ref: FA701113 | €4,500 monthly

This exquisite 8th-floor Sliema promenade APARTMENT offers luxury living with breathtaking sea views. Featuring a fully fitted kitchen, open-plan living and dining flowing onto a large front terrace, three double bedrooms (two en-suite), main bathroom, utility/laundry room, back terrace, air-conditioning, and an underlying car space. Ideally located near amenities and transport, it combines elegance, convenience, and sophistication.

St Paul's Bay

Ref: FA600329 | €2,100 monthly

New on the market, this spectacular high-floor two-bedroom APARTMENT offers breathtaking open sea views in a prestigious seaside block. Featuring an open-plan kitchen, sitting, and dining area with terrace, two double bedrooms (main en-suite), two bathrooms, and an underlying one-car garage. Positioned opposite the seafront promenade, it provides scenic walks from St Paul's Bay to Qawra Point and Salina Bay.



Madliena

Ref: DV600202 | €20,000 monthly

This exquisitely finished SEMI-DETACHED VILLA in a prime residential area combines luxury, comfort, and contemporary design. Features include landscaped gardens with pool, double-height glass entrance, spacious living and dining areas, fully equipped kitchen, four bedrooms with en-suites, primary suite with walk-in wardrobe and sea-view terrace, top-floor study, basement gym and entertainment area, three-car garage, lift, underfloor heating, and multiple terraces.



Madliena

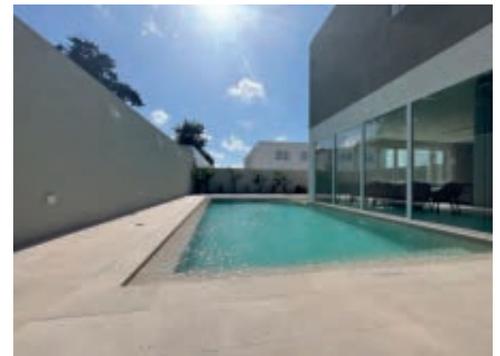
Ref: SV500009 | €6,000 monthly

This luxury VILLA offers exceptional indoor and outdoor space, combining privacy with refined finishes. Features include an open-plan kitchen and lounge with conservatory, formal dining and reception, three bedrooms with en-suite and main bathroom, first-floor terrace, basement flat-let, expansive pool with dining and kitchenette, landscaped gardens with irrigation, lock-up garage, and additional carport – creating a fully equipped, elegant residential retreat.

Baħar iċ-Ċagħaq

Ref: SV600282 | €18,000 monthly

This exceptional three-level VILLA combines luxury, comfort, and modern design. Features include a heated indoor pool, sauna, and two-bedroom flatlet on the lower level; elegant open-plan kitchen, dining, and living spaces opening onto a terrace with pool, lounge, bar, and outdoor facilities; four double en-suite bedrooms upstairs; laundry, central heating, abundant natural light, and a private 3-4 car carport with electric gate.



Birkirkara

Ref: DV600270 | €3,000 monthly

Villa Valley Heights is a fully detached, high-quality residence in a prestigious, peaceful Birkirkara area, just 15 minutes from Valletta, Sliema, and St Julian's. The villa offers three air-conditioned bedrooms, including a main en-suite, a modern kitchen with BBQ terrace, living and dining areas, utility room, roof terrace with open views, one-car garage, two-car driveway, and outdoor entertaining space.

San Ġwann

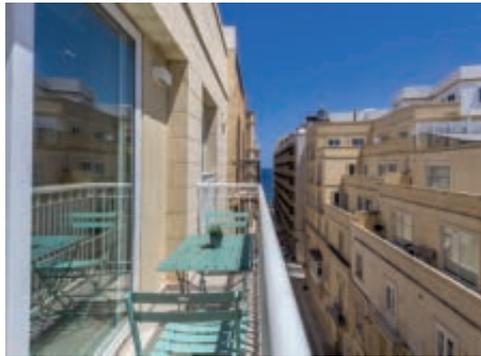
Ref: SV600304 | €7,000 monthly

This beautifully refurbished VILLA in elevated Mensija combines refined elegance with exceptional outdoor living. Set in landscaped gardens with a serene pool, it features a ground-floor sitting room, contemporary kitchen, lounge, dining area, games room/study, guest facilities, three double bedrooms including a master suite, rooftop terrace, laundry, four-car garage, and a flat-let convertible to a fourth bedroom – perfect for stylish, flexible living.



St Julian's**Ref: FA700812 | €6,500 monthly**

This 24th-floor Mercury Towers APARTMENT offers luxurious living with stunning sea views from two terraces. Featuring a fully air-conditioned open-plan kitchen with island, dining and living area, guest bathroom, two double bedrooms, and master en-suite. Residents enjoy exclusive access to pools, fitness centre, spa, Radio Bar, concierge, childcare, 24-hour security, and a beautifully landscaped piazza with five-star amenities.

**Sliema****Ref: FA601705 | €2,700 monthly**

Stylishly furnished two-bedroom high-floor APARTMENT in a brand-new block, served by a lift. Features a large open-plan kitchen, sitting and dining area opening onto a front balcony, storage room, two double bedrooms (main en-suite), guest shower room, laundry, and rear terrace. Ideally located near Sliema and St Julian's restaurants, shops, transport links, seafront, and beaches.

Sliema**Ref: FA701828 | €4,200 monthly**

Fully furnished third-floor corner APARTMENT in one of Sliema's most prestigious addresses, finished to the highest standards. Features a bright open-plan living, kitchen, and dining area opening onto a front terrace, three double bedrooms (master with en-suite), laundry room, and private car space with lift access. Combines privacy with immediate access to restaurants, shops, transport, and the promenade.

**Mosta****Ref: DP700049 | €2,600 monthly**

Elegant fourth-floor DUPLEX PENTHOUSE in Mosta, served by a lift to both levels. Upper floor offers a bright open-plan kitchen, dining, and living area opening onto a spacious terrace, plus a study. Lower level comprises two double bedrooms, including a master with en-suite and terrace, a main bathroom, a back balcony, and an additional study area.

Sliema**Ref: FA700813 | €5,000 monthly**

Stunning fifth-floor seafront APARTMENT with chic, contemporary interiors and a sun-drenched south-facing aspect. Open-plan lounge, kitchen, and dining area flow onto a large terrace for alfresco dining. Features include a guest toilet, utility room, main bathroom, master en-suite, and two twin bedrooms. Close to the lively promenade, trendy restaurants, and entertainment, with complimentary parking included.



Swieqi

Ref: DM700020 | €4,500 monthly

This elevated Swieqi DUPLEX MAISONETTE offers unobstructed valley views, abundant natural light, and lift-serviced convenience. Comprising open-plan living and dining, fully fitted kitchen, and well-sized bedrooms, it features outdoor terraces and a private swimming pool. Combining scenic outlooks, elevated living, and exclusive outdoor amenities, this property presents a rare opportunity for refined, private, and stylish residence.



Swieqi

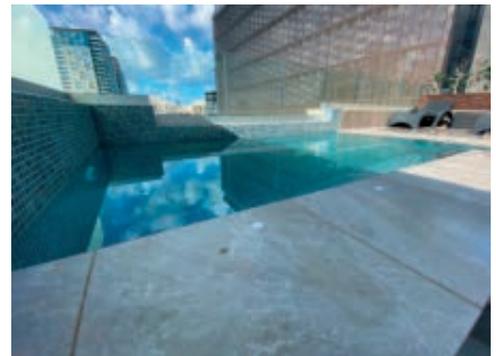
Ref: MA700028 | €1,600 monthly

A brand new, lovely two bedroom MAISONETTE situated in a quiet road in Swieqi, close to all amenities. You enter this airy open plan having a kitchen, sitting, breakfast, with great features and close detail was taken, including in this induction cooker and pots, microwave, etc. Washing machine, dishwasher, two bathrooms, one en-suite. Good size back yard with outdoor furniture, front porch, and air conditioning throughout.

Tigné Point

Ref: TH600094 | €6,000 monthly

This stylish Sliema house on Pjazza Tigné offers luxury and sophistication across three floors. The first floor features a modern kitchen and spacious day area, while the second floor hosts three bedrooms and bathrooms. The third floor includes a terrace with private pool, barbecue zone, and seating – perfect for entertaining – all designed with comfort, natural light, and contemporary elegance.



Swieqi

Ref: MA700434 | €1,800 monthly

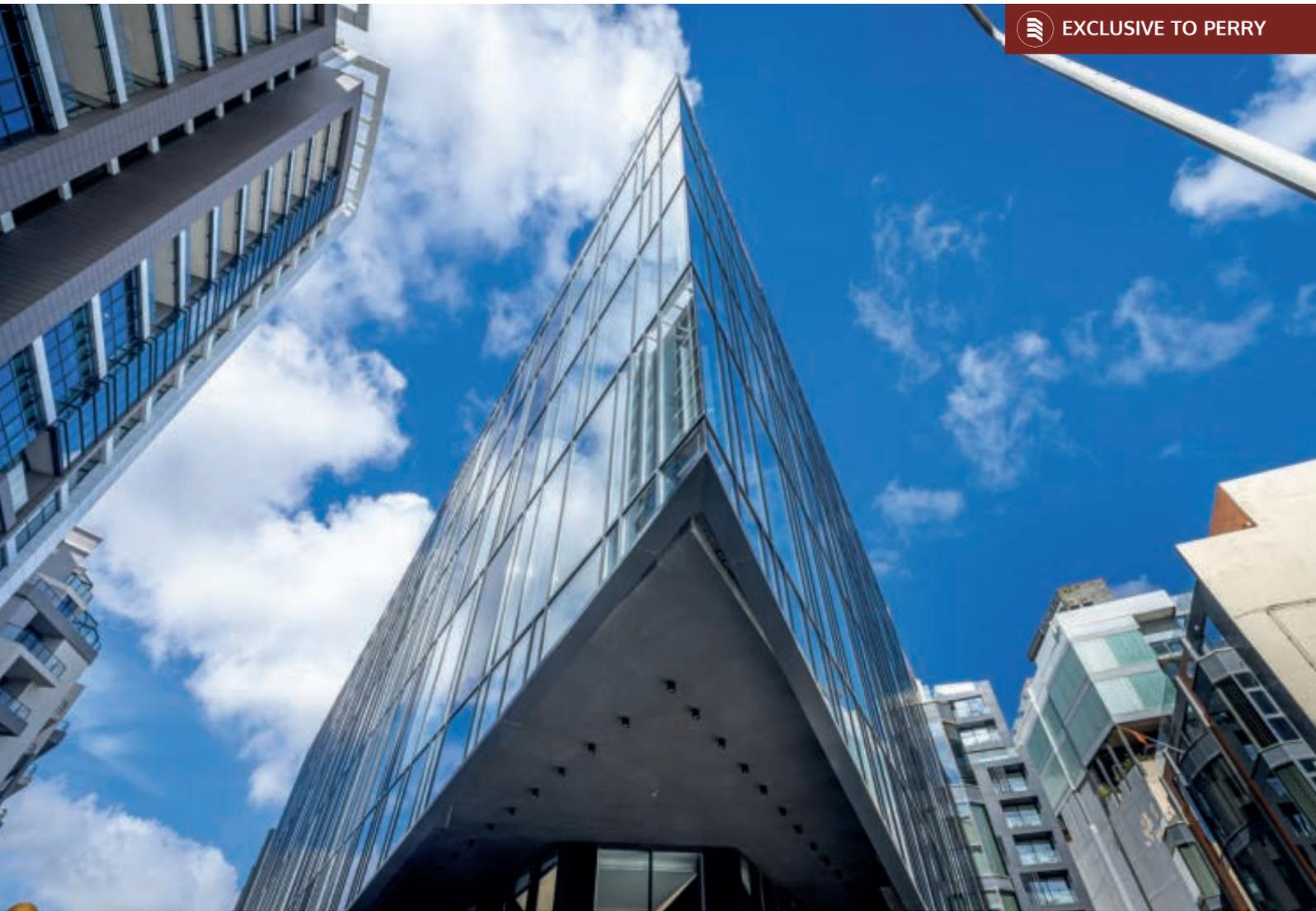
This elevated ground-floor MAISONETTE is located in the sought-after residential area of Swieqi. Upon entering the property, one is welcomed into a bright open-plan kitchen, dining, and living area. Off the open-plan area are the main bathroom and two bedrooms, one being a single bedroom, while the master bedroom benefits from an en-suite bathroom. At the rear of the property, there is a generously sized backyard, ideal for outdoor dining and entertaining.

Żabbar

Ref: TH600119 | €3,000 monthly

This fully refurbished four-bedroom TERRACED HOUSE in central Żabbar combines style, comfort, and convenience. Offering an open-plan kitchen, living, and dining area, two bathrooms (one en-suite), a one-car interconnected garage, a newly installed swimming pool, and a well-designed outdoor space, it is fully furnished. Additional potential includes a fifth bedroom, full roof access, and a spacious laundry room, creating a versatile and elegant home.





St Julian's | €4,700,000 | Ref: OF700250

 Garage (12 Car Spaces)

 Approx. 1,000+sqm
Total Size

A rare and inspiring business opportunity to acquire this state-of-the-art office space spanning an impressive 1,000+sqm of open plan space. The space offers complete flexibility and could be divided/repurposed in accordance with individual requirements. A stunning entrance welcomes you to this stunning office building, where design and functionality meet. Perfect for a business looking for a central location, this office is conveniently situated within easy reach of transport links and local amenities. The area is home to many popular bars, restaurants, and shops, making it an ideal location for any business. Furthermore, an on-site café provides employees working at this prime business address with excellent options throughout the day. This office also includes toilet facilities and private parking with lift access for twelve cars. Must be seen to be fully appreciated. SOLE AGENTS.

This property is also available for rent.



Ta' Xbiex | €1,378,000 | Ref: SH700082

 Garage (1 Capacity)

 Approx. 350sqm
Total Size

A seafront SHOP with wide visibility across two floors. With a total area of 350sqm, served with a lift, great view from the first floor, having a toilet and a kitchenette on each floor, and also a shower on the first floor. Great for the walking trade. High ceilings, lots of natural light, a boxroom or sever room, it also comes with a one-car space easily adjusted to a lock-up if needed, the place can easily be divided into two properties from the ground floor reception area. Great value for money, must see. Also available for rent.

This property is also available for rent.

Gharghur | For rent | Shop

Ref: SH700093 | €750 monthly

A 35sqm street-level SHOP with 4B permits with several possibilities like a convenience shop, barber, clinic, or office. Photos are indicative of what can be done.

**Naxxar | For rent | Office**

Ref: OF700262 | €1,700 monthly

Bright, spacious and centrally located OFFICE in an office block just a 2-3 minutes' walk away from the main square, cafeterias and close to all amenities. This office comprises a reception and waiting area, meeting room, kitchenette, and lockable offices, all fully air-conditioned, and all rooms have either windows or doors. It is located on the third floor and serviced with a lift.

Ta' Xbiex | For rent | Office

Ref: OF600269 | €7,000 monthly

550sqm fully finished OFFICE space split over two levels comprising 431sqm of internal office space and another 118sqm of external space with a large yard. The premises consists of eight closed offices, two toilets and a kitchenette on one level, and another six closed offices and two toilets and a kitchenette on another level. Two car lock-up garages are also available at an extra cost just beneath the property. Amenities include a lift, A/c's, lighting and terminated network. This is an excellent opportunity to lease a centrally located modern office.

**Gozo | For rent | Retail**

Ref: CA600088 | €10,500 monthly

An up and running catering business, with rooftop dining, having the use of the ground floor with outdoor seating, first floor more dining spaces with a kitchen area, second floor large room great for functions or more tables (optional), rooftop dining, having a stone pizza oven.

Sliema | For rent | Dance Studio

Ref: OC700027 | €8,500 monthly

A fully developed and functional Home to Dance Studio, having three large dance halls, approximately 40sqm each, complete with changing rooms, showers, and even a healthy bar area. Must see. Would also be great for similar functions like yoga, a place for areal yoga, fitness, gym, and more. Commercial-grade floors are easy to keep clean and sanitised.



Naxxar | For rent | Warehouse

Ref: IW600014 | €10,625 monthly

We are pleased to present this very rare opportunity to come by letting opportunity. A centrally located WAREHOUSE facility conveniently spread on one level and spanning an impressive 1,500sqm in total. The property benefits from high five-metre ceilings, a three-phase electricity system and electric shutters. Very well kept and presented.



San Ġwann | For rent | Office

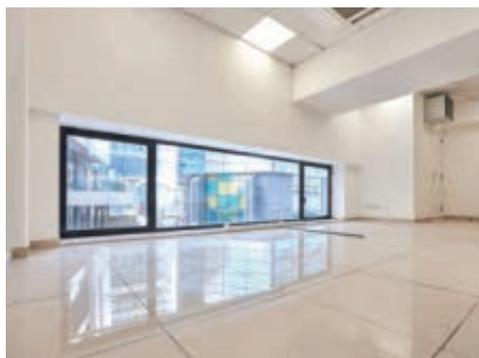
Ref: OF700241 | €13,350 monthly

The top floor unit is located on the penthouse level, measuring 968sqm. It features a large 147sqm terrace surrounding the premises, creating an ideal environment for a modern workspace. The unit includes an HVAC system and roller blinds and will be available from July. 13 dedicated parking spaces can be rented with this unit in our underground parking.

Sliema | For rent | Office

Ref: OF700165 | €3,575 monthly

This OFFICE forms part of an exclusive commercial and retail development designed for 21st-century business. A majestic façade fronting a landscaped square leads to an imposing double-height reception lobby, with Grade A office levels and abundant natural light. Set in Sliema's cosmopolitan heart, amenities include a five-level underground car park with 260 spaces and an elegant, fully equipped boardroom.



Paceville | For rent | Office

Ref: OF700175 | €2,500 monthly

A 77sqm OFFICE over two floors, having a large meeting room/boardroom with an open plan office with a private office, kitchenette and bathroom.

Mrieħel | For rent | Showroom

Ref: SH700078 | €4,720 monthly

A 298sqm ground-floor SHOWROOM in the hub of Mrieħel great visibility and lots of traffic passing by.





FURNISH YOUR HOME



APPLIANCES



BEDROOM FURNITURE



BEDS & MATTRESSES

OXFORD *House*®

Triq L-Imdina, Zone 2, Central Business District, Birkirkara
T. 2546 4000 | info@oxfordhouse.com.mt
www.oxfordhouse.com.mt

GET IN TOUCH

Contact details for the exclusive affiliates of Perry Limited

SLIEMA | HEAD OFFICE

197, Tower Road,
Sliema SLM 1602, Malta
Tel: +356 2131 0800
E-mail: perry@perry.com.mt

ST JULIAN'S BRANCH

60-61, Gorg Borg Olivier Street,
St Julian's STJ 1081, Malta
Tel: +356 2131 0088
E-mail: stj@perry.com.mt

QUINN, PETER (B. 1967)
Trees, Rabat (2025)
Watercolour on paper (46cmx56cm)
Private collection – Malta.

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



 **Perry**

FOLLOW US ON SOCIAL MEDIA

