



FRANK SALT

REAL ESTATE SINCE 1969



FRANK SALT PROPERTY NEWS SOLE AGENCY EDITION

ISSUE 186

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DEAR READERS,

The real estate market in Malta is experiencing significant growth and is expected to continue on an upward trajectory. Here are some key points regarding the current state and future projections of the real estate market in Malta:

Strong Demand: Demand for real estate in Malta remains robust, driven by factors such as rental growth and demand surpassing supply in most areas and locations, Foreign investors are particularly attracted to Malta's favorable tax incentives and vibrant lifestyle and Investing in real estate remains an attractive option as it offers a secure rental return of 4% to 5% and an average capital appreciation of 6%. Investment in real estate also offers a hedge against inflation.

Market Projections: Property sales, in terms of promise of sales, during the first quarter of this year, have superseded all expectations and increased by 7.5% when compared to the first quarter of 2023, which indicates 2024 should prove to be another busy year. The projected value of Malta's real estate market reached 4.6 Billion Euro in 2023 and is expected to increase in 2024, with residential real estate accounting for 90% of the market. This segment is expected to experience steady growth, with an average annual growth rate of 4% from 2024 to 2028.

Market Trends: Customer preferences in the Maltese real estate market are shifting towards modern and luxurious properties, with buyers seeking high-quality finishes, modern amenities, and convenient locations. Luxury residential properties, especially in prime locations, coastal and Northern harbour areas, and Northern areas remain in high demand.

Limited Supply: Supply of readily built mid to high end properties which cater for the second time buyers as well as foreign investors, remains low and is putting further pressure on pricing. The availability of land for constructions of homes, also remains very limited in Malta and Gozo, and this will continue to put pressure on supply and therefore unlikely for supply to surpass demand anytime soon.

Government Support: The Maltese government has implemented measures to support the real estate market, including tax incentives for first-time buyers, reductions in taxes for second time buyers and properties sold in Urban Conservation Areas (UCA), and grants for the purchase of older-type properties. These measures are expected to continue supporting the market in 2024.

Legal Framework: The Maltese legal system supports immovable property and does not enforce a levy on ownership or wealth, which continues to attract many foreigners to reside on the Maltese islands.

Economic Factors: Underlying macroeconomic factors such as strong economic growth, favorable financing conditions, low interest rates, inflation which is currently under 4% and outpaces euro area and an unemployment rate of under 2.8%, have all contributed to the growth of the real estate market in Malta.

Overall, the combination of strong demand, favorable tax incentives, government support, and a supportive legal environment contributes to the thriving real estate market in Malta, which is expected to continue its growth trajectory in the foreseeable future.



DARREN DE DOMENICO
Director of Operations



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As you step into our showroom, you will be struck by the sleek lines and contemporary design of the Spazio Aumentato collection. The kitchen, with its full-height units and seamless integration with the living area, feed off a sense of sophistication and functionality. Every section of the space has been designed with the needs of today's homeowner's lifestyle in mind.

One of the most striking features of Spazio Aumentato is its ability to facilitate connection and sociability. The island configuration, with its seamless transition between cooking, washing, and storage areas, invite your guests to gather around and engage in conversation while you, the chef, work your magic in the kitchen. The alternating finishes create a visually captivating environment.

Spazio Aumentato isn't just about aesthetics – it's about redefining the way we interact with our living space. The innovative storage solutions are more than just storage, but they are designed to let your guests and family engage and create moments of connection and socialisation. Discover how our new collections could transform your home into a space where moments are created – from hosting dinner parties with friends to enjoying quiet mornings with a cup of coffee, Spazio Aumentato promises to enhance every aspect of one's daily life.

So, if you're ready to take your home to the next level, we invite you to visit our showroom and discover the Spazio Aumentato collection for yourself. Experience the future of home design and unlock the potential of your living space. Your journey begins here – don't miss out!

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BAHAR IC-CAGHAQ
€2,980,000 | Call Rachel on 79979974

This stylish, newly renovated bungalow is fully detached and set in the peaceful, tranquil Maltese countryside, while being a stone's throw from the sea. On the outside, the villa boasts a large back garden with a large pool, mature trees, and a unique and spectacular view of the mouth of the valley; a portico and courtyard filled with citrus trees, dappled sunlight, lush surrounding and front gardens, two garages and a driveway. Inside, the villa features a large entertainment area, a modern and stylish kitchen and pantry, 4 double bedrooms, a walk-in wardrobe and much more with attention to detail throughout. With its central courtyard and surrounding grounds, natural light floods in throughout. **Ref. 911960**



4 Bedrooms



2 Bathrooms



MELLIEHA
€1,950,000 | Call Kevin on 99065157

Expansive plot of land available in the highly coveted location of Santa Maria Estate, Mellieha. Situated in one of the most desirable streets of this beautiful villa area, the plot spans approximately 1,910m². Its prime position makes it ideal for constructing the ultimate residence, promising breathtaking open sea views from every level of the future property. With ample space and an enviable location, this plot presents an unparalleled opportunity to create a truly remarkable living space tailored to your preferences and lifestyle. **Ref. 354843**



2 Bedrooms



1 Bathrooms





MELLIEHA
€2,950,000 | Call Marilyn on 99077070



New on the market, this recently refurbished, fully detached villa is situated in the picturesque seaside villa area of Santa Maria Estate. Perched on high grounds, this property offers three double bedrooms, each with terraces boasting spectacular country and sea views, while three bathrooms are located on the top floor. On the ground floor level, one finds a private office with its own entrance, a bathroom, a generously-sized cinema room and a spacious kitchen, living and dining area, all oriented towards the large pool, deck area and barbecue space. Upon entering through the villa's front gate, one also discovers a 4-car carport, a 1-car lockup garage and a surrounding garden with drip irrigation installed. Notably, this remarkable property has been honored with both the 'Best Designer Award 2023' for its designer and the 'Luxury Lifestyle Award 2024' for its interior design as a villa. With its unparalleled features and prestigious awards, this villa epitomises luxury living at its finest.

Ref. 354842


 3 Bedrooms


 4 Bathrooms

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When Jane Paton decided to swap life on a remote Scottish island for the sunshine and hustle and bustle of Malta, Stanley Bonello suggested she contact Optimal Currency to help transfer the proceeds from her Scottish property sale to Malta. Optimal assisted Jane with a number of smaller transfers and then helped her secure a favourable rate for the balance due on the Maltese property. A few months later, Jane was the proud owner of her new Maltese property.



David at Optimal Currency was very very helpful and efficient. Everything went smoothly.

Jane Paton
Verified TrustPilot Review



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FLORIANA
€450,000 | Call Anki on 79979980

A structurally sound, unconverted townhouse ideally located near St Publius Church and just a couple of minutes away from Valletta awaits its new owner. This property comprises 7 rooms spread over 3 floors, offering ample space for various purposes. Additionally, it includes a bathroom, toilet, arched cellar and its own roof. Notable features such as 2 traditional Maltese balconies, patterned tiles, ciangatura flooring, wooden ceiling beams, a stone staircase and a garigor add character to the property. With its adaptable layout, it presents an excellent opportunity for conversion into a rental investment, office, or residence, making it an appealing option for discerning buyers. Freehold.

Ref. 322932



5 Bedrooms



2 Bathrooms

SENGLEA
€875,000 | Call Simon on 79207570

With its planned expansion, magnificent position, a picturesque waterfront promenade, and unparalleled views, this Senglea townhouse is a rare find and promises a lifestyle like no other. This property comprises two floors, each commanding uninterrupted and impressive views, reminding you of the rich history that surrounds it. With its current configuration featuring an entrance hall, separate kitchen, dining, living and 2 bedrooms, this gem exudes charm and offers great potential for expansion, with planning permits secured to build another level. This addition will include a third bedroom with an en-suite, walk-in wardrobe, pool and an elevator too! Ascend to the rooftop terrace and be prepared to feast your eyes on the splendid views of the Grand Harbour. Moreover, the roof terrace is very spacious, offering the perfect setting for outdoor entertaining. **Ref. 752790**



2 Bedrooms



1 Bathrooms





BIRKIRKARA
€995,000 | Call Charles on 99178350

A charming and one-of-a-kind, refurbished and nicely converted, partly-furnished townhouse located close to all amenities. The property layout is situated on a piece of land measuring 388m² and comprises an elevated front patio leading to a central reception area and a subsequent hallway with rooms on both sides. The rooms include a separate kitchen, a combined living and dining area, 5 double bedrooms of approximately 20m² each, a spacious study room, 2 internal yards on both sides of the property, the main bathroom and 2 en-suites, as well as a washroom and a backyard measuring approximately 50m². Additionally, there's a spiral staircase (garigor) leading to the rooftop area (full ownership). This property is also complemented by a private well, space for a lift, ample basement storage, and the potential to construct 2 recessed floors. It's a unique property suitable for use as a boutique hotel or a timeless residence. Freehold. **Ref. 511807**


 5 Bedrooms


 3 Bathrooms

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KALKARA

€788,000 | Call Stanley on 99464552

Charming and bright townhouse converted to an exquisite standard, offering typical features such as beautiful patterned tiles throughout, wooden and steel beams, wooden apertures and a stone main staircase with a period iron banister as the main feature of the house. It also benefits from an outstanding roof terrace with impressive harbor views. The accommodation opens into a traditional hallway filled with natural light from the sunny backyard. The elegant stone staircase leads up to two spacious bedrooms, both with en-suite bathrooms and a washroom. Continuing upward, there is a wide living and dining area flooded with natural light, a kitchen/breakfast area with a back terrace, a spare toilet and a study at roof level with access to the roof terrace. **Ref. 751402**



2 Bedrooms



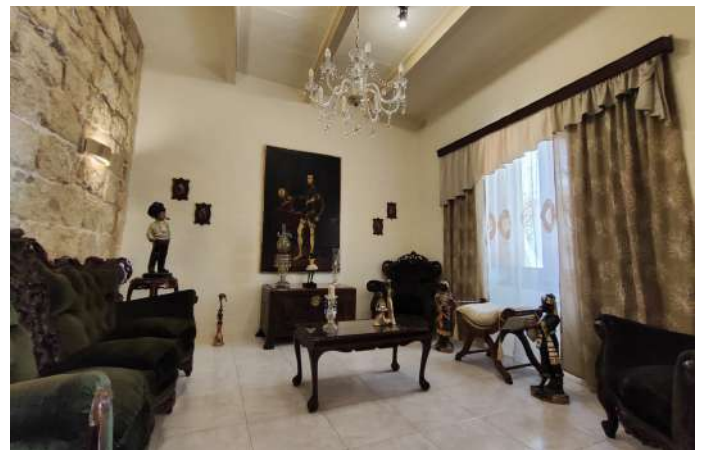
2 Bathrooms

COSPICUA

€425,000 | Call Anki on 79979980

A semi-detached townhouse located meters away from Dock 1 (American University area), by far the most sought-after area of this historical city. The property has been meticulously renovated. The layout consists of a welcoming living room that leads to the kitchen and dining area. On the first floor, there is a large bathroom and three bedrooms, with 2 being double and one single, ideal for conversion into a walk-in wardrobe. The main bedroom features a wooden Maltese balcony. At roof level, there is a washroom with a large terrace, ideal for entertainment. This very bright and airy property measures approximately 120m². If you have a taste for history and love culture, this is the right property for you.

Ref. 420233

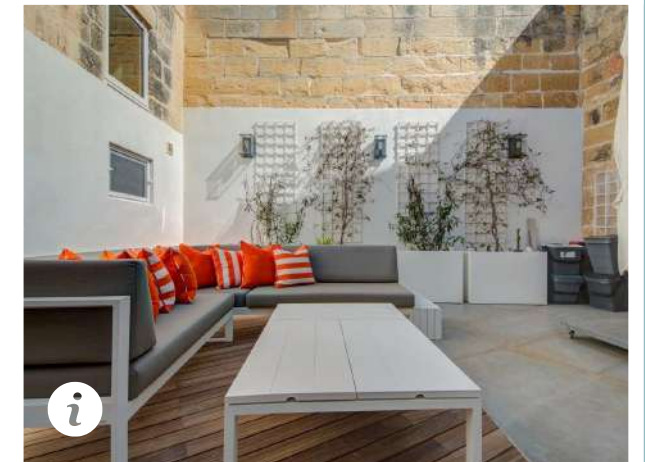


3 Bedrooms



2 Bathrooms





MQABBA
€850,000 | Call Simone on 77557766

Beautifully converted and ready-to-move-into house of character, located on a quiet village street in UCA in Mqabba. It boasts a wide façade and a very pretty and private 46m² courtyard. The property is being sold complete with a stunning large kitchen, library and some other furniture pieces. The ground floor consists of a warm and welcoming entrance hallway with a cosy lounge area on one side and a floor-to-ceiling library with a reading area on the other side. There is also a small guest toilet, a splendid kitchen in pristine condition with lots of cooking and dining space, and a gorgeous dining room beautifully adorned by thick stone-exposed walls and stone slab (xorok) ceilings. All rooms are abundant in natural light as they surround the delightful courtyard. On the first floor, there are two double bedrooms, one with its own en-suite, a large bathroom with the most stylish fittings and accessories and a neatly furnished washroom. The airspace on top of the library was never constructed and this space could easily host the third bedroom. This house comes complete with photovoltaic panels, access to a water reservoir and an instant water heater. Each room has both underfloor heating and air-conditioning. Freehold. **Ref. 322961**


 2 Bedrooms


 2 Bathrooms

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SLIEMA
€610,000 | Call Maryse on 79704013

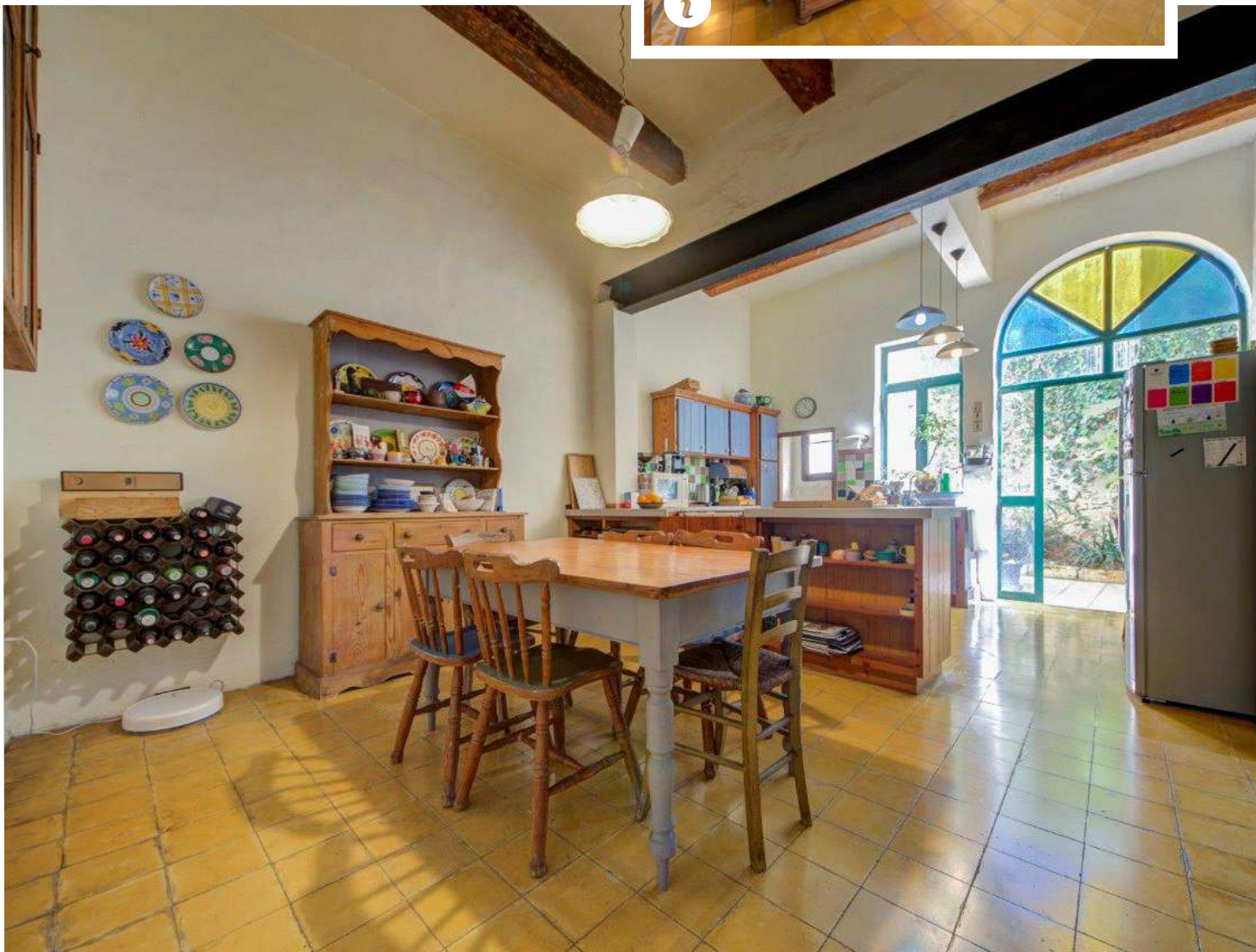
Nestled within Sliema's coveted UCA, this charming townhouse presents a delightful blend of historic character and modern convenience. Boasting two generously-sized bedrooms, one of which features an en-suite bathroom, alongside a convenient guest toilet, this residence offers ample space for comfortable living. Additionally, a spacious study provides versatility, easily adaptable as a third bedroom to suit your needs. Seize the opportunity to secure this little gem now and benefit from reduced stamp duty fees, all while relishing the serene ambiance of the sunny backyard. Enjoy the unparalleled convenience of residing in the heart of Sliema, mere steps away from the iconic "three trees," and immerse yourself in the vibrant energy of this sought-after neighborhood. **Ref. 323007**



2 Bedrooms



2 Bathrooms



BIRZEBBUGIA

€670,000 | Call Rodney on 79701188

This beautifully maintained terraced house on the outskirts of Birzebugia will make a stunning home for a larger family. This gem offers a 4-bedroomed home, along with a separate entrance clinic or office and a 6-car garage. With 3 entrances, it offers a myriad of possibilities. The open-plan lounge and dining area lead to a beautiful granite staircase, ascending to 3 large and spacious double bedrooms. The main bedroom features an en-suite bathroom, while there is a beautifully finished large bathroom to serve the other bedrooms. This stunning terraced house further offers 2 large terraces off a very spacious washroom. From the terraces, one can enjoy lovely town views with distant sea views.

Ref. 752828



4 Bedrooms



2 Bathrooms



MELLIEHA

€465,000 | Call Michelle on 99497497

An immaculately kept, designer-finished terraced house enjoying great sea views is situated in a quiet area of Mellieha, yet only minutes away from all amenities. The unique layout of this property comprises a welcoming reception hallway that leads to a large and bright kitchen and dining area, a guest toilet, and a balcony. A beautiful staircase provides access to the living area, bedroom and two balconies (front and back) on the first floor. The upper floor level offers a walk-in wardrobe, an en-suite bathroom and a master bedroom that leads to a front terrace. At roof level, one finds a spacious washroom, storage and two terraces at the back and front of the property. Complementing this property is a street-level interconnected garage, included in the price. Freehold. Ref. 510931



2 Bedrooms



1 Bathrooms

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VALLETTA
€6,400,000 | Call George on 99450958

A palazzo is situated close to John's Co-Cathedral in one of the most picturesque parts of our capital city. This palazzo incorporates a magnificent "sala nobile" with six-meter-high ceilings and a wood-burning fireplace. The property includes five bedrooms, five bathrooms, a cozy living room at the basement level also with a wood-burning fireplace, a kitchen with a dining room and a roof garden with a glass retracting roof and hot tub. This amazing property is converted to the highest standards and ready for immediate occupation. It is fully air-conditioned. **Ref. 322296**



5 Bedrooms



5 Bathrooms

BIRKIRKARA
€575,000 | Call Nicola on 79979960

A corner house of character that has been recently converted into a beautiful home awaits you. The layout includes a sizeable ground floor courtyard, a kitchen and breakfast area, a well-appointed living and dining room, a bathroom, a cellar and a well. Upstairs, there is a landing, three sizable double bedrooms, a bathroom and a corner balcony, all located on the first level. This house of character is complemented by a roof-level bathroom, spacious laundry room and a roof terrace with lovely town views, ideal for entertaining. Strongly advised to view! **Ref. 045121**

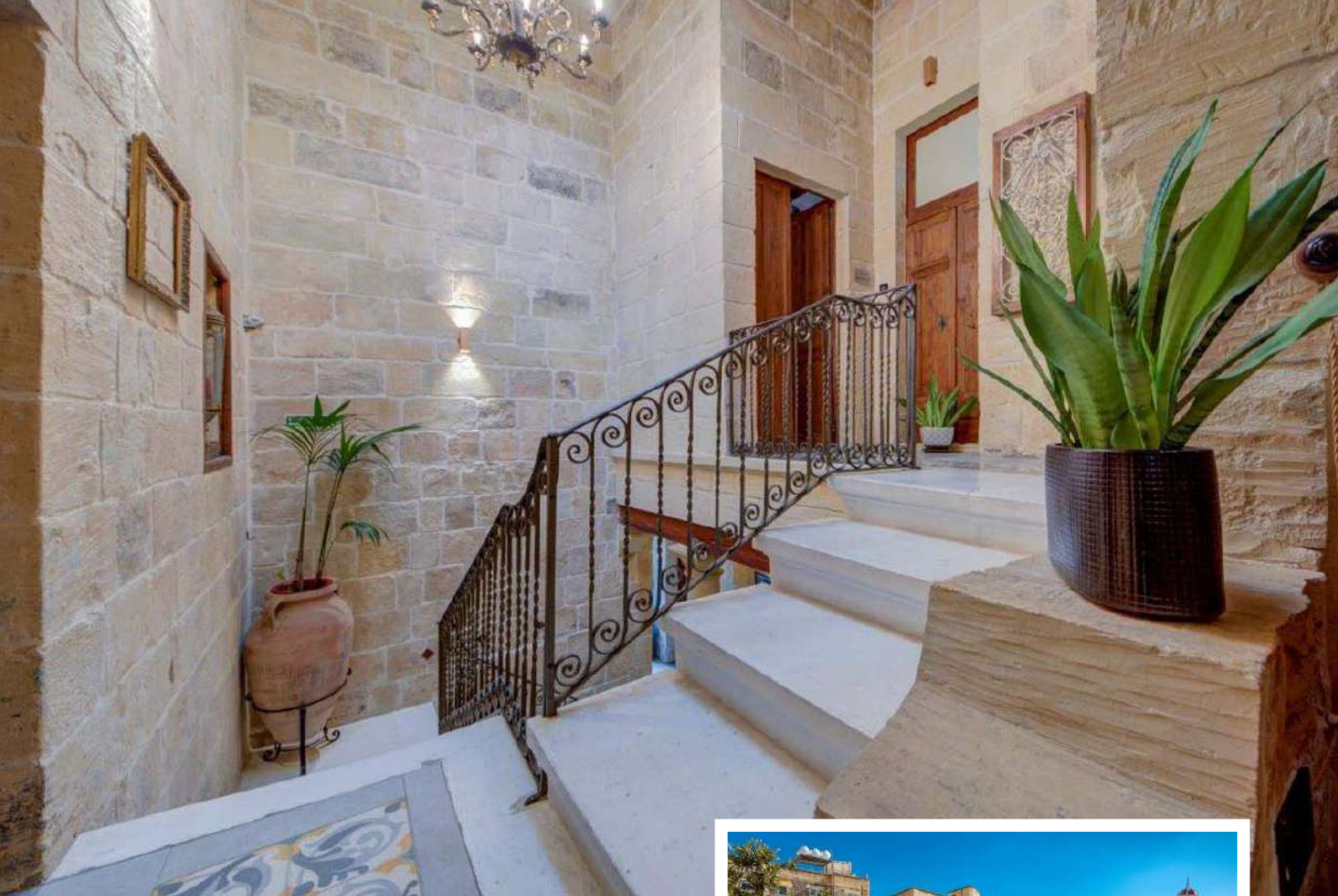


3 Bedrooms



2 Bathrooms





COSPICUA
€1,200,000 | Call Simon on 79207570

Graced with original and traditional features throughout, zealously preserved, the 5-bedroom, 5-bathroom property is a celebration of heritage, luxury and style where past and present meet to provide an exceptional bed and breakfast accommodation experience. The beautiful waterfront promenade, the ferry landing terminal and the historic cities of Birgu and Senglea are also within walking distance. The imposing front baroque facade of the building sets the tone for what lies within, with exposed limestone walls, traditional patterned cement tiles, exposed wooden beams and much more. The ground floor features a beautiful entrance hall and a covered courtyard where breakfast is served, with a retractable skylight that opens during the summer months. The ground floor is also equipped for the colder months, with underfloor heating throughout the entire floor. The bedrooms are spread over three levels, while all five bathrooms have designer fittings and marble feature walls. Furthermore, 3 large roof terraces offer the perfect space for outdoor relaxation in a most beautiful setting, with one of the terraces set against the spectacular backdrop of the Grand Harbour and another capturing the town's majestic church. **Ref. 752758**


5 Bedrooms


5 Bathrooms

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NAXXAR
€999,000 | Call Marisa on 99471392

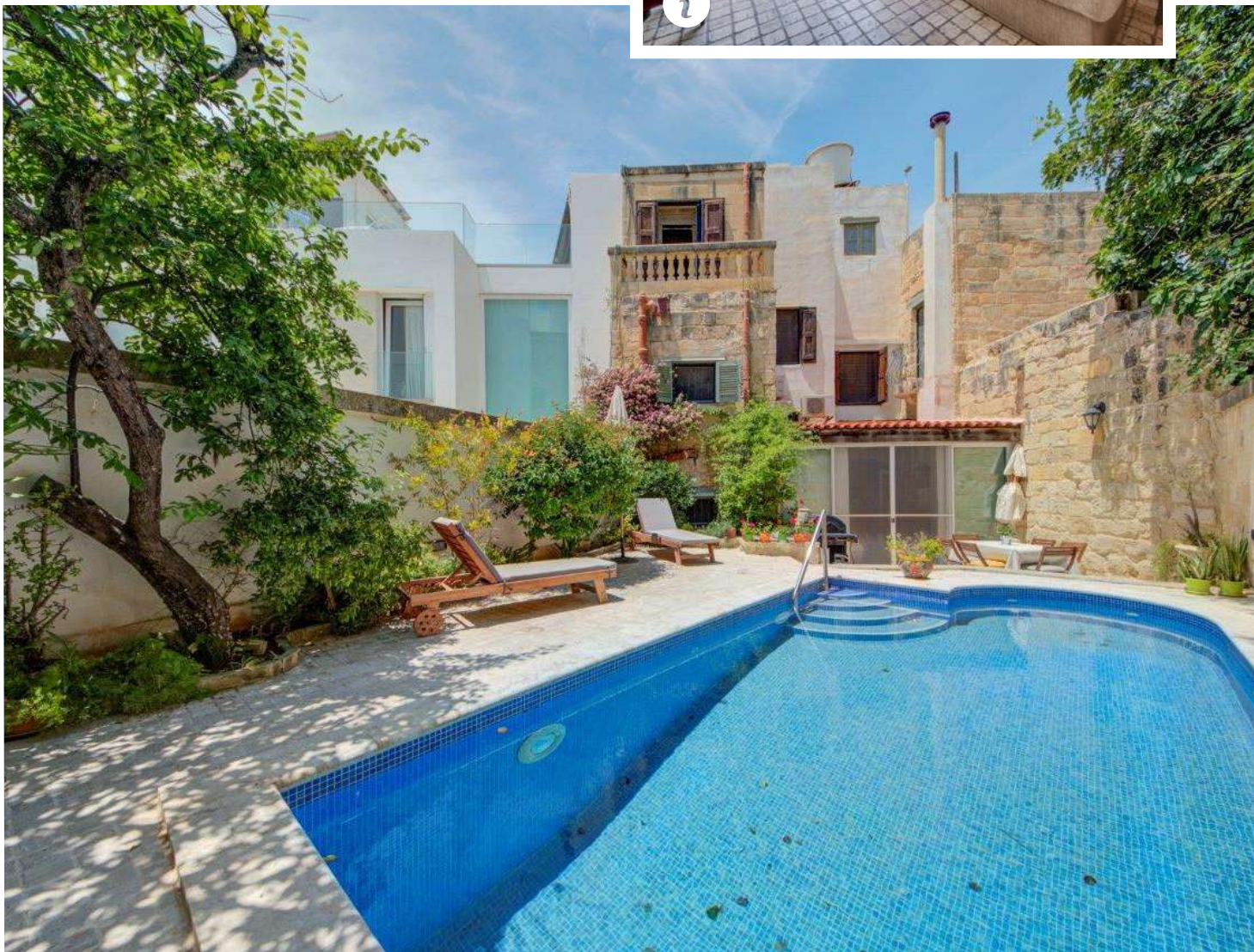
A lovely double-fronted converted house of character situated in the urban conservation area of the tranquil village of Naxxar, retaining its original charm and many old features. The layout consists of an entrance hall leading onto a formal sitting room with a wood-burning fireplace, and a separate dining room with a log-burning stove. Further towards the rear end of the property, one finds a fitted kitchen together with a breakfast room and a guest toilet. A welcoming conservatory takes center stage of the property, leading you to the pool and decking area. The outside space benefits from an accessible pump room and storage area, along with a guest shower. On the first level, there are four bedrooms, all with en-suites, a laundry room and roof terraces. **Ref. 044172**



4 Bedrooms



5 Bathrooms





SIGGIEWI
€2,800,000 | Call Nick on 79284030

Proud to be entrusted as the sole agents of this beautiful house of character in the heart of Siggiewi, built on a footprint of approximately 850m², impeccably converted and ready to move into. At ground floor level, the property comprises a combined kitchen and breakfast area with a pantry, a combined living and dining room with a wood-burning stove, all overlooking a 500m² garden with a pool and outdoor kitchen, a sitting room, a courtyard, and a guest toilet. At the first floor level, one finds four bedrooms, the master with en-suite facilities and a walk-in wardrobe and two guest bathrooms. This fantastic home is filled with natural light due to its wide frontage to the rear of the house, boasts an excellent level of finish throughout and is further complemented by a 2-car lock-up garage, a flatlet, a cellar and a lift. Freehold.

Ref. 045306



HOUSES OF CHARACTER


5 Bedrooms


4 Bathrooms

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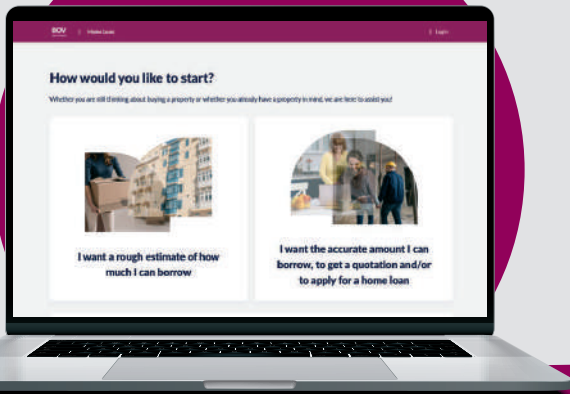
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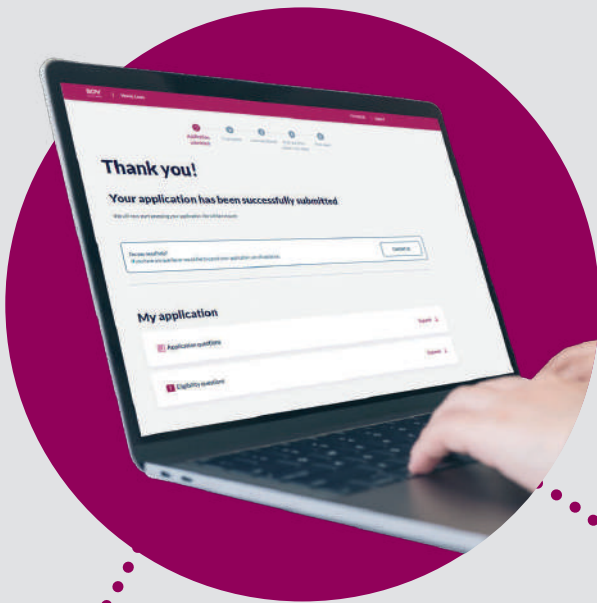


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03 Submit application



04 Homeowners

COSPICUA

€830,000 | Call Brandon on 99011740

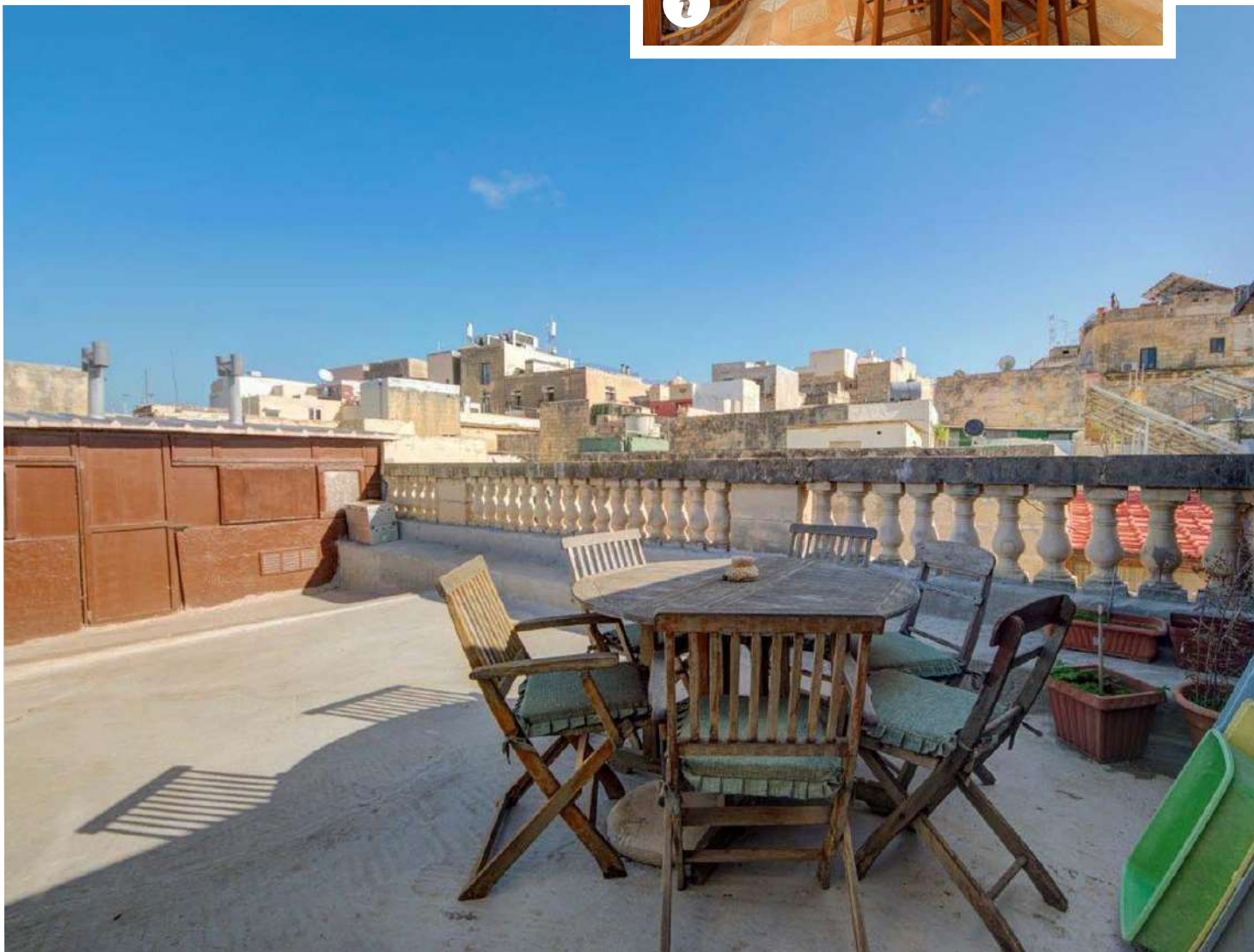
This house of character is a remarkable property with a rich history, boasting a 500-year-old structure, located in a town renowned for its historical significance. On the ground floor, you will find a kitchen, dining and living room and a yard accompanied by a bathroom. On the first floor, you will be welcomed by three spacious bedrooms and a well-appointed bathroom. Further up, you will find a terrace with beautiful views, a washroom and another roof terrace capturing breathtaking views of the Three Cities and the Grand Harbour. The house's age adds to its charm, showcasing traditional architectural features and a unique character. Whether you're a history enthusiast or simply appreciate the beauty of a well-preserved home, this property is sure to captivate your imagination. **Ref. 752781**



3 Bedrooms



2 Bathrooms



HOUSES OF CHARACTER





COSPICUA
€750,000 | Call Simon on 79207570

Nestled in a quaint alley just off the waterfront, this tastefully converted house of character is sure to steal your heart with its exquisite features and charm. High ceilings and traditional features throughout will remind you of the rich history that surrounds this private residence and its timeless beauty. The focal point is a stunning, large and private courtyard that instantly captivates your attention through the oversized apertures as you step inside the first room. The courtyard is adorned with exposed limestone and contrasting whitewashed walls on either side, as well as vibrant bougainvillea and other shades of green, which add a touch of natural elegance and will surely create a picturesque backdrop for your lavish outdoor gatherings and social events. The large glass doors and windows seamlessly blend indoor and outdoor living, allowing the courtyard's beauty to flow effortlessly into the rooms at ground floor level. Moreover, the interiors of this home have been beautifully decorated, showcasing an impeccable sense of style and attention to detail to create a warm and inviting atmosphere. Furthermore, this home also offers tremendous potential for further expansion and a roof terrace overlooking the historic cityscape. **Ref. 752799**


 1 Bedrooms


 1 Bathrooms

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MARSASCALA

€280,000 | Call Stanley on **99464552**

Exquisitely and modernly finished duplex penthouse, offering bright living spaces and three large terraces ideal for entertaining. This property is part of a small block of only three units within an established residential area. Accommodation comprises a hall, open-plan kitchen, living, dining area opening onto the largest terrace, bathroom and two double bedrooms, with the main bedroom featuring an en-suite. This property is an ideal starter home or holiday home. **Ref. 427263**



XEMXIJA

€350,000 | Call Mark on **79524407**

Experience luxury living in this spacious two-bedroom penthouse with its own airspace, situated close to long countryside walks and the pristine Mistra Bay. The open-concept kitchen, living and dining area seamlessly flow together, complemented by two double bedrooms and a large main bathroom (with the possibility of splitting it into two, creating an additional shower room). Step out onto the expansive front terrace for entertaining or relaxation. The property also includes an underlying interconnecting garage. **Ref. 322888**

ST JULIAN'S

€680,000 | Call George on **79497504**

An exceptional, luxurious penthouse, currently under construction, situated within the fashionable center of St. Julian's. The property will be finished to a high standard throughout, with the common parts also served by a backup generator. The layout includes a kitchen, lounge, dining room leading out onto a well-proportioned terrace offering extensive, unobstructed sea, town, and valley views, two bedrooms, a bathroom, and a spacious front, south-facing terrace. Additionally, this penthouse offers the option of an underlying parking space, its own private airspace, and the choice of bathroom and floor tiles. **Ref. 354726**





MELLIEHA
€460,000 | Call Jacqueline on 79031800

Opportunity to buy a penthouse centrally located in Mellieha, in a small block of four and being sold with full ownership of the roof. Accommodation comprises a reception, three bedrooms (main with shower en-suite), guest bathroom, laundry room, and an open-plan kitchen, living, dining area overlooking a back terrace complemented with unobstructed side sea views. A front terrace enjoys views of Mellieha Parish. Being sold finished excluding bathrooms. Freehold. **Ref. 511837**




3 Bedrooms


2 Bathrooms

PENTHOUSES

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SWIEQI
€480,000 | Call Christine on 99027465

Located in a quiet street in Swieqi, this penthouse, together with full airspace, is up for sale. With a square layout and two bedrooms, the penthouse features a sizable front terrace, a smaller back terrace, an open-plan kitchen/dining area, and a sitting area. This could be an ideal home for a first-time buyer or a property suitable for rental investment. Don't miss this opportunity to view this property, which is being sold freehold and includes airspace. Contact us now to schedule a viewing and seize this chance to own a piece of tranquil living in Swieqi. **Ref. 354525**



2 Bedrooms



2 Bathrooms

ST PAUL'S BAY
€465,000 | Call Joanna on 79499374

Three-bedroom penthouse with superb sea views and a lovely open-plan living space. Located in a very quiet street, in a newly built block, currently being finished (excluding bathrooms and internal doors) on the seventh floor and served by a lift. The property comprises three double bedrooms, with the main bedroom featuring a walk-in wardrobe and en-suite bathroom, along with a separate bathroom. This property boasts an amazing large terrace with superb sea views and needs to be seen to be fully appreciated. It also includes the overlaying airspace.

Ref. 322917



3 Bedrooms



2 Bathrooms





ZABBAR
€400,000 | Call Donna on 79979956

An excellent opportunity awaits to acquire a recently constructed duplex penthouse nestled within a modern residential complex on the outskirts of Zabbar, just a ten-minute drive from the seafront. Positioned on the 3rd and 4th floors, this property comprises two bedrooms opening onto a spacious balcony, a living room and a shower room on the lower level. Ascending to the upper level, you'll find a spare toilet and an open-plan kitchen/dining area leading to a charming terrace, offering sweeping views of the distant countryside and sea. The property is sold in a finished state, with the exception of bathrooms, doors, and the spiral stairwell, allowing the new owner the freedom to customise according to their preferences. Furthermore, it is offered as a freehold purchase, complete with its own roof and airspace, along with some loose furniture, making it an attractive option for those considering it as a buy-to-let investment. **Ref. 216716**



2 Bedrooms



1 Bathrooms

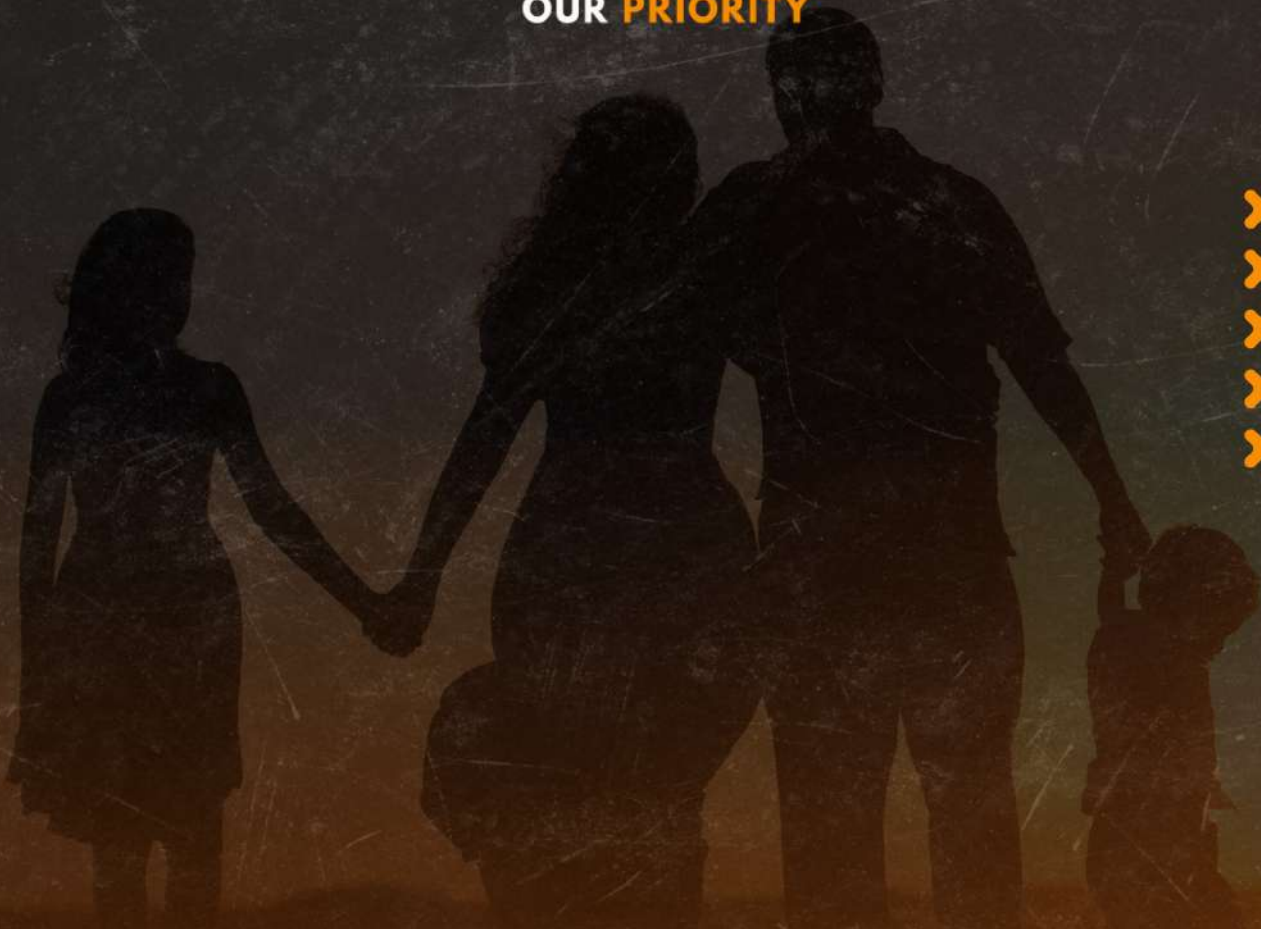
PENTHOUSES

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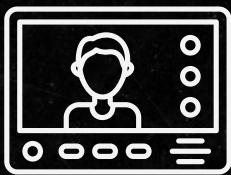


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APARTMENT IN PORTOMASO
€2,195,000 | Call Christine on 99175456

Beautiful seafront apartment in the prestigious Portomaso complex, situated on level 6 with direct lift access to the garage and all amenities. The layout comprises an entrance hall, open-plan reception/living area, dining room, and fully fitted kitchen, along with three large bedrooms, all featuring en-suite facilities and the main bedroom also boasting a spacious walk-in wardrobe. Additionally, there is a large front terrace, ideal for entertaining, and underfloor heating in all bedrooms and bathrooms. The property boasts a very high level of finish, including recent modernisation with high-end custom joinery. Also included in the price is a car space with an electric charging point. A must-see property.

Ref. 916923



3 Bedrooms



3 Bathrooms



TOWNHOUSE IN ST JULIAN'S

€1,900,000 | Call James on 99493147

Unique and exceedingly rare on the market, this stunning four-bedroom townhouse is situated in the highly sought-after location of St. Julian's. Boasting a spacious 379m² area, with 300m² of internal living space and an additional 79m² of external space, this converted property is impeccably designed, making it perfect for entertaining guests or relaxing with family. With its prime location, the property offers convenient access to nearby amenities and is just minutes away from the promenade. Truly a dream home for anyone seeking a unique and luxurious living experience. Don't miss out on the opportunity to make this incredible property your own. It also includes a one-car street-level garage. Contact us now for a viewing.

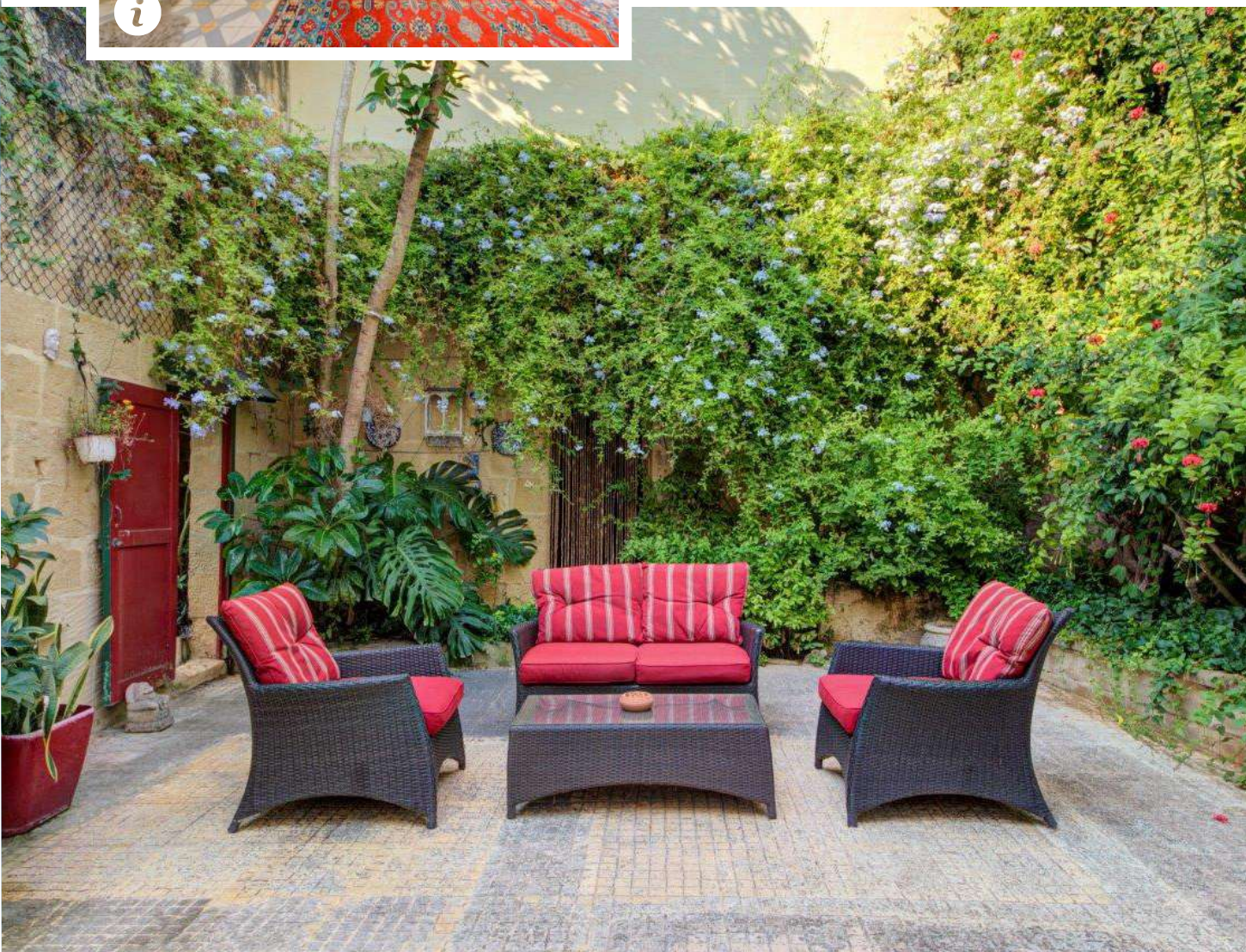
Ref. 916954



4 Bedrooms



2 Bathrooms



APARTMENT IN IBRAG

€545,000 | Call Josienne on 79793379

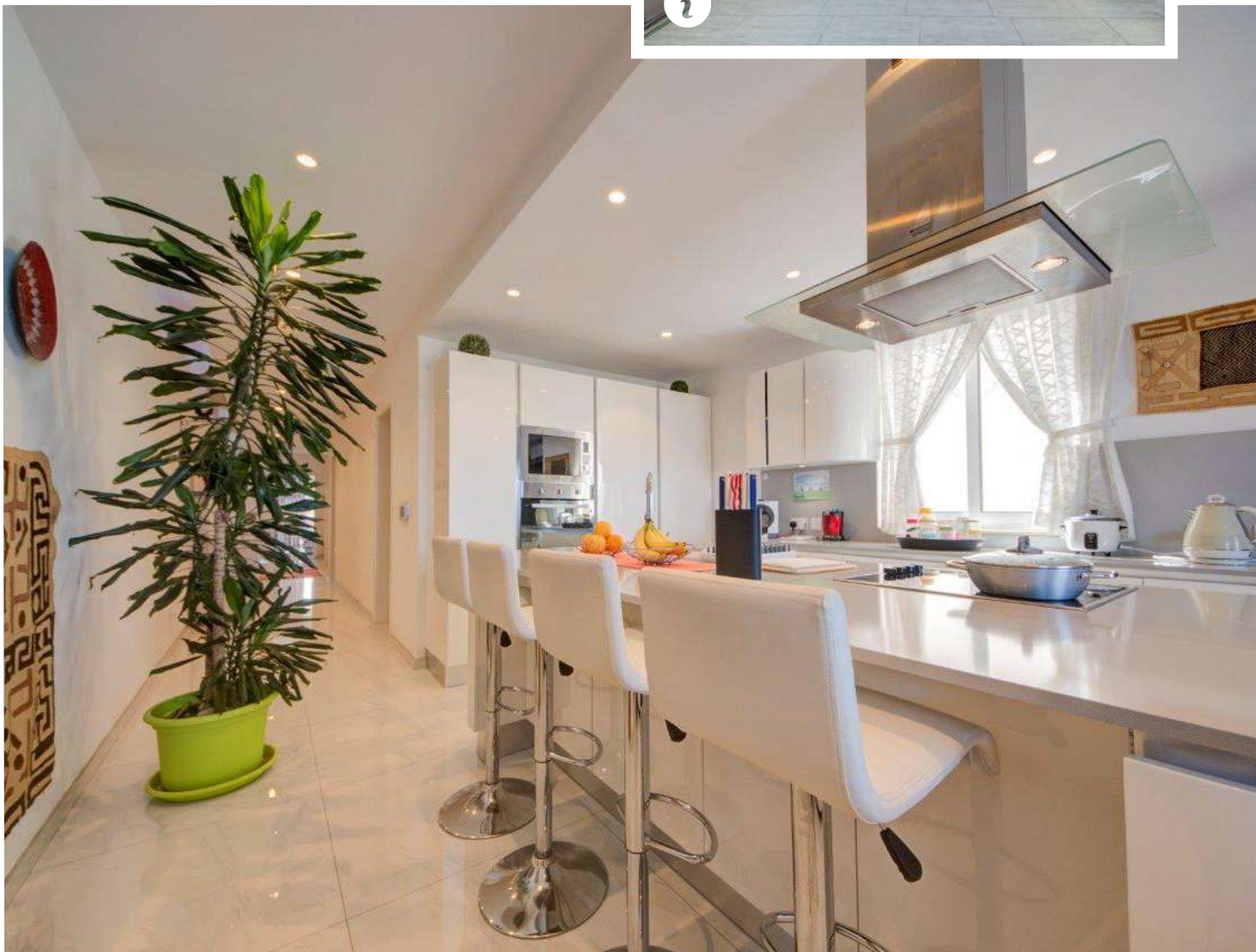
Situated within The Forum Development, this bright and exquisitely finished furnished apartment enjoys a prime location, offering breathtaking open views and sea vistas from its elevated position. The spacious layout encompasses two generously sized double bedrooms, along with a main bathroom and an en-suite shower for added convenience. Furthermore, the property comes complete with a lock-up garage providing ample storage space. Ready for immediate occupation, this apartment presents an enticing opportunity and is offered as freehold, promising both comfort and convenience for its future owner. **Ref. 916927**

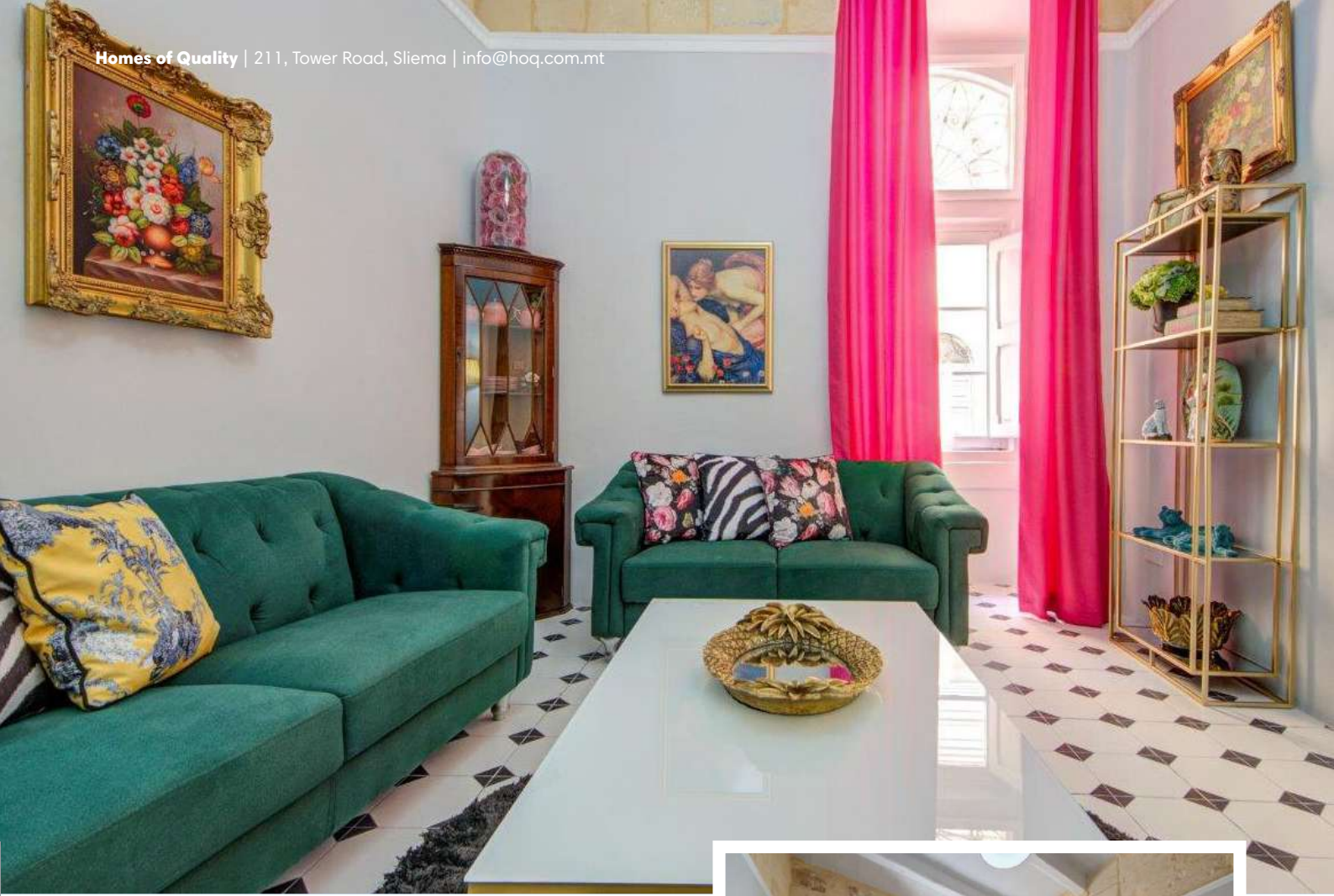


2 Bedrooms



2 Bathrooms





TOWNHOUSE IN SENGLEA
 €625,000 | Call Paul on 79886012

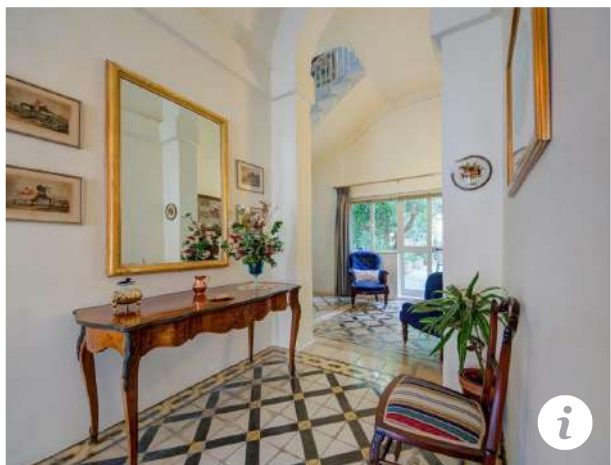
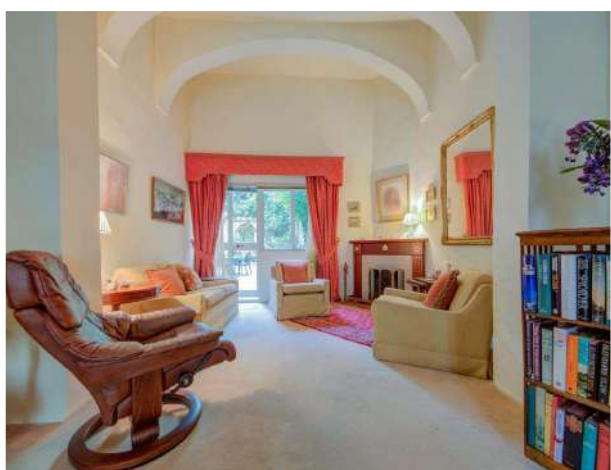
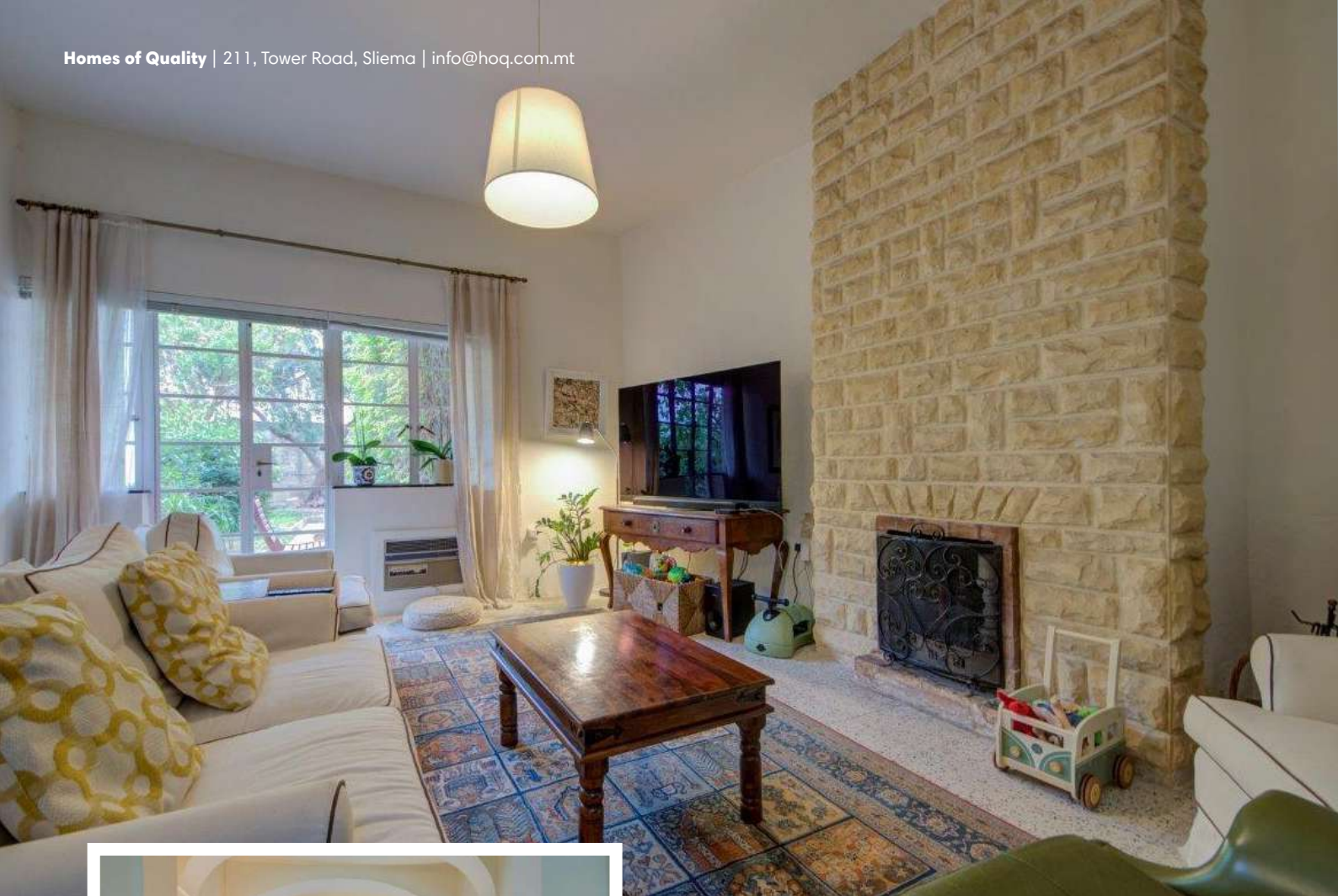


A flawlessly restored double-fronted townhouse, situated on a serene street in upper Senglea within the Urban Conservation Area, showcases professional craftsmanship and sympathetic preservation. This fully-furnished and equipped two-bedroom residence has been tastefully finished to high standards by the current owner, with the potential for upward extension by another floor. The ground floor features a welcoming entrance hall leading to a kitchen/dining room on the left and a separate living room on the right, complemented by a guest toilet. The first floor hosts two bright, spacious bedrooms, one with an en-suite shower and a guest shower room. The upper floor includes a utility/laundry room with a kitchenette, leading to a sizable roof garden for outdoor entertaining. Additionally, the house boasts a substantial basement which will be ideal as a wine cellar. Retaining all the original features of a traditional Maltese townhouse while incorporating modern comforts, this move-in-ready home, just a one-minute walk from the Senglea seafront, presents a rare opportunity in the 3 Cities.

Ref.916894


2 Bedrooms


4 Bathrooms



TOWNHOUSE IN ST JULIAN'S
€2,500,000 | Call Alex on 79911918

This stunning townhouse, nestled in the heart of charming St. Julian's, presents a unique opportunity to own an exceptional piece of real estate. With a spacious four-bedroom main house and a separate two-bedroom cottage annex, privacy and ample room for family or guests are assured. Inside, charming living and dining areas blend seamlessly with a modern kitchen equipped with high-end appliances. Outside, a beautifully maintained garden offers a spacious retreat for entertaining or relaxation in tranquil surroundings. Boasting a 420m² plot area, 320m² internal floor area on 2 floors and 235m² of outdoor space, this property is a rare gem in the heart of St. Julians. Immediate viewing is highly recommended. Freehold. **Ref. 916959**



6 Bedrooms



4 Bathrooms



APARTMENT IN FORT CAMBRIDGE

€1,475,000 | Call Mike on 99321039

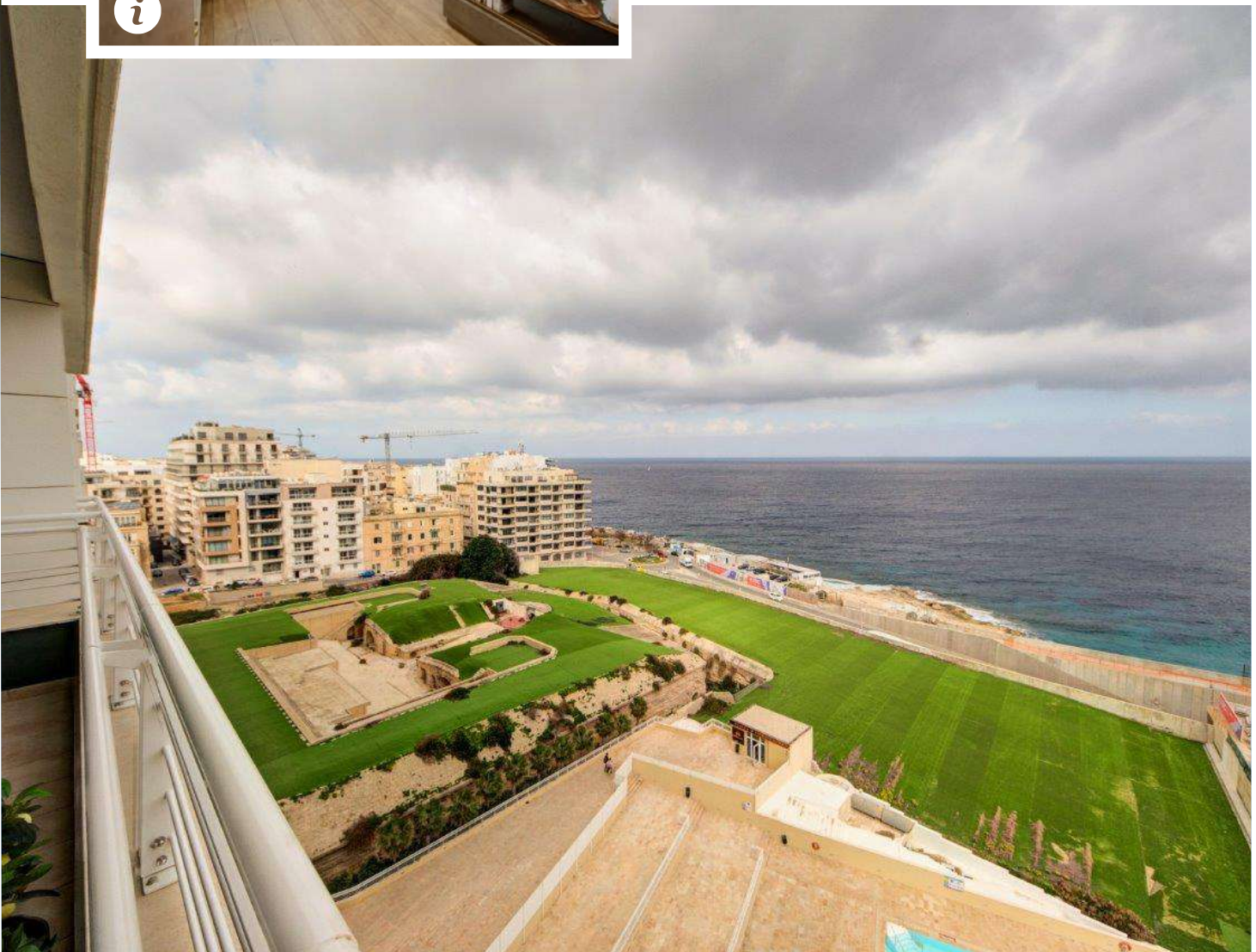
Nestled within an upscale development, this generously proportioned apartment spanning 202m² presents a rare opportunity for discerning buyers. Upon entry, an inviting entrance hall sets the tone, leading to a well-appointed separate kitchen and an expansive sitting/dining area. From here, step onto the front terrace, offering sweeping views of the open sea, ideal for alfresco dining or relaxation. The apartment further comprises a main bathroom, a convenient laundry room and two bedrooms, each boasting ensuite facilities for added comfort and privacy. With the added benefit of freehold status, this property epitomizes luxurious coastal living at its finest. **Ref. 511834**



2 Bedrooms



3 Bathrooms





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TARXIEN
€440,000 | Call Kurt on 99011640

A beautiful, wide-fronted solitary maisonette with a very attractive squarish layout is available. The accommodation comprises a separate kitchen and dining area, a large living/sitting room, three bedrooms, a family bathroom, front and back balconies and an amazing roof with a washroom, offering potential for further development. Additionally, an optional street-level one-car garage is available. **Ref. 427226**



3 Bedrooms



1 Bathrooms



ZEJTUN
€425,000 | Call Karen on 99314026

Don't miss out on this fantastic opportunity to acquire a newly constructed and impeccably finished duplex maisonette, complete with a stunning rooftop terrace and pool. The property boasts an entrance hall on the ground floor, with stairs and a lift leading up to a reception room/dining area, family bathroom, utility room, two double bedrooms (the main bedroom featuring a walk-in wardrobe and private roof terrace) and a study area. On the next level, you'll find a generously sized open-plan kitchen, living and dining room with a front terrace, a separate walk-in pantry, another bathroom and a split-level back terrace with a spacious pool and excellent entertainment space. Viewing is essential to fully appreciate all this property has to offer. **Ref. 427381**



2 Bedrooms



2 Bathrooms



MELLIEHA

€320,000 | Call Jacqueline on 79031800

An opportunity awaits to purchase a second floor corner older type maisonette with full ownership of the roof. Located in UCA and within walking distance from the parish square, this property offers accommodation comprising a sitting room, kitchen breakfast area, main bathroom with a laundry area, two bedrooms, and a roof at the third-floor level. It is complemented with a front and a side balcony. In need of modernisation. Freehold. **Ref. 511813**



3 Bedrooms



3 Bathrooms



IBRAG

€720,000 | Call Daniele on 79979905

Located in one of Ibrag's finest and most tranquil streets, this fully furnished, beautifully refurbished first-floor duplex maisonette spans 300m² and boasts its own private roof/airspace. Renovated to the highest standards, this home features an entrance from a small front patio leading to the first-floor level, comprising a spacious open-plan living/dining/kitchen area with two front balconies, three bedrooms (main with en-suite and walk-in wardrobe), a main bathroom and a utility room. Additionally, a private stairwell leads up to the second floor, offering another living area, kitchenette, and bathroom, leading to a large private back terrace ideal for entertaining, as well as another terrace on the front side of the property. With further development potential, this property comes highly recommended and is offered as freehold. **Ref. 351773**



3 Bedrooms



3 Bathrooms

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FORT CAMBRIDGE

€410,000 | Call Stanley on **99464552**

Modern, fully furnished apartment, forming part of the prestigious SDA in this bustling town, surrounded by all types of shops, cafes, and restaurants; truly ideal for the lifestyle-loving individual. Further adding to its appeal, this property includes an underlying car space and exclusive access to a lovely pool area. Accommodation comprises a hall and reception, separate kitchen area, bathroom, laundry and storeroom, dining and living area leading to a good-sized front terrace and the main bedroom. **Ref. 425585**



MARSA

€220,000 | Call Charles on **99178350**

Centrally located, right on the border of Hamrun, this 3-bedroom finished apartment is complemented by a ¼ ownership of roof Airspace and forms part of a block of only 4 units. The property layout, measuring circa 125m², comprises an entrance hallway, a combined living and dining area, a separate kitchen, 3 double bedrooms, the main bathroom, two balconies at the back and front of the property and part-ownership of the roof, ideal for entertaining. **Ref. 511809**

SLIEMA

€450,000 | Call Kurt on **99011640**

A beautiful, very spacious 3-bedroom apartment is located seconds away from the Sliema Promenade. The property is presented in pristine condition and is served by a lift. Accommodation comprises a large separate living room, hallway, spacious bathroom, combined kitchen and dining area, 3 double bedrooms (main with an en-suite) and a very practical laundry room. Freehold. **Ref. 427261**



SLIEMA

€750,000 | Call Nick on **79284030**

Large and spacious, this three-bedroom apartment is situated within walking distance to The Point and all necessary amenities. The property comprises a spacious entrance leading onto an open-plan kitchen, living and dining area that opens up onto a spacious balcony with sea views. Additionally, there are three double bedrooms, a separate bathroom, an en-suite shower and a side balcony. This property is further complemented by an interconnecting car space, which is included in the price.

Ref. 042731



3 Bedrooms



2 Bathrooms



2 Bedrooms



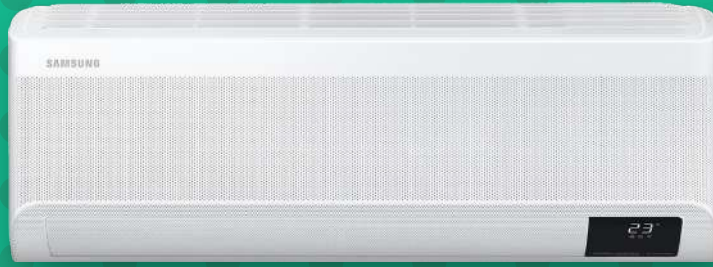
2 Bathrooms

FORT CAMBRIDGE

€1,650,000 | Call Kathleen on **79979957**

This exceptional apartment on the 18th floor is located in Malta's most highly desirable special designated area (SDA). Spanning across a generous floor area of 234m², this semi-detached apartment boasts an abundance of natural light and offers stunning panoramic sea views from its exceptionally spacious 100m² terrace with a Jacuzzi. Upon entering the apartment, you are greeted by an inviting entrance hall that leads to a spacious open-plan area seamlessly integrating the kitchen, dining and living spaces. This central area opens up to both the front and the terraces, providing an ideal setting for enjoying the breathtaking sea views and creating a seamless indoor-outdoor living experience. The apartment's layout includes a well-appointed main bathroom and two bedrooms. The master bedroom features an en-suite bathroom and a convenient walk-in wardrobe. Fantastic sea views can also be enjoyed from the master bedroom. **Ref. 322692**

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LUQA

€299,000 | Call Daniel on 99220208

A spacious 2-bedroom, 107m² apartment situated in a quiet street is being sold highly furnished. This apartment consists of a large combined kitchen/living/dining area leading to a good-sized terrace. Furthermore, one finds 2 bedrooms, with the main bedroom having an en-suite, a main bathroom and a laundry room. This apartment will be sold fully furnished and ready to move into. Ideal for first-time buyers. Freehold. **Ref. 045394**



ST PAUL'S BAY

€295,000 | Call Lino on 79979930

Situated within a sought-after neighborhood, this well-located apartment offers not only comfortable living but also the charm of a communal garden adorned with mature olive trees. Step into the inviting kitchen/lounge/dining area, where natural light floods the space. The layout seamlessly connects to two spacious double bedrooms, each providing ample space for relaxation and rest. Additionally, the apartment features two well-appointed shower rooms. **Ref. 045435**

SLIEMA

€320,000 | Call Marika on 99446925

Ground floor one-bedroom apartment located in the highly sought-after piazzetta area. The property, which forms part of a small block, comprises an entrance leading to a kitchen/dining area, followed by a separate living room, a double bedroom and a shower room. Adding value to this property is an unusual and spacious 42m² backyard, making the property quite unique when listed for rental. The property is being sold furnished and ready to move into and its location makes it ideal as a rental investment for both long and short lets, with guaranteed rental income and occupancy. **Ref. 916963**



ST ANGELO MANSIONS
€615,000 | Call Simon on 79207570

Located right on the water's edge in one of the most beautiful and historic parts of The Three Cities, this exceptional seafront apartment occupies the second floor of a prime residential block. The marina and all the restaurants lining the seafront promenade, as well as several places of interest, are within a short walk. From its living area and front balcony, you can enjoy spectacular views of Fort St Angelo and the sea. The property measures 150m² (approximately) and the layout consists of a large combined living and dining room, kitchen, guest toilet, 3 double bedrooms, bathroom and en-suite. The apartment is being sold furnished, fully air-conditioned, and includes a car space.

Ref. 751461



3 Bedrooms



2 Bathrooms



GHARGHUR
€310,000 | Call Danielle on 79979907

This cosy first floor apartment, fully furnished and located in the quaint village of Gharghur, offers a charming living space. Upon entrance, you'll find an open plan kitchen, living, and dining area, two bedrooms (main with en-suite shower), a main bathroom and back and front balconies. Tastefully decorated, it presents an ideal opportunity for first-time buyers or as a lucrative rental investment, catering to various lifestyle needs. **Ref. 036992**



2 Bedrooms



3 Bathrooms

QAWRA

€350,000 | Call Lino on 79979930

A larger than usual spacious 3-bedroom apartment set in a residential part of Qawra, opposite a public green area. It comprises a very wide entrance hall, separate kitchen, living and dining room combined with a front balcony, main bathroom, en-suite shower room, back balcony and space for a box room. The property is served with a lift and is set on the second floor, enjoying distant country views. An optional spacious one-car garage is available at €45,000. Freehold. **Ref. 715154**



IBRAG

€375,000 | Call Michelle on 99497497

An attractive and comfortable two-bedroom apartment situated in this quiet location is being sold fully furnished and equipped, ready for immediate occupation. Accommodation comprises an entrance hall, spacious combined kitchen/lounge/dining room, two good-sized bedrooms, a bathroom, spare toilet and laundry. The property is fully air-conditioned and includes an interconnected one-car parking space. **Ref. 322763**

MARSASCALA

€299,000 | Call Ritan on 79701900

This ground floor apartment exudes classic charm and offers a bright, spacious living environment. Located within a residential block just minutes from the seafront and close to all conveniences, this property is available for purchase as freehold. The apartment features an appealing layout, with an open-plan kitchen/living/dining area that opens onto a front balcony. A wide corridor leads to three bedrooms and a spacious shower room. Additionally, a back yard is included, providing a versatile space for alfresco dining, entertaining and laundry activities. **Ref. 216701**



BIRZEBBUGIA

€320,000 | Call Andre on **99000625**

A corner, first-floor apartment with overlying roof and airspace is a short walk away from the Birzebbugia promenade. It comes in the form of an open-plan upon entering with a balcony that has side sea views. The good-sized bedrooms all have windows to the street, a main bathroom and a store room that can be turned into a laundry room. At roof level, you have the full roof and airspace to be developed further.

Ref. 427335



3 Bedrooms



1 Bathrooms



MARSASCALA

€350,000 | Call Martin on **99474829**

A bright and airy top floor apartment is set in a quiet location close to St Thomas Bay, Marsascala. This unit forms part of a corner block and is close to all amenities. The layout comes in the form of a welcoming entrance hall, leading to a bright kitchen, living and dining room overlooking a central terrace, ideal for outdoor entertaining. Furthermore, one finds a good-sized double bedroom with a walk-in closet, served with a shower en-suite bathroom and a separate living room that could also be used as a third guest bedroom. On the other side of the layout, one finds a spare double bedroom and a main bathroom. This property comes with the use of a shared roof area and full airspace. Complementing this property are nine solar panels and a solar water heater, making this property extremely energy-efficient. **Ref. 216628**



2 Bedrooms



2 Bathrooms



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APARTMENT IN HAL SAGHTRIJA
€650,000 | Call Marie on 99492695

This beautifully finished apartment, a rare find indeed, commanding incredible views overlooking a valley and the open sea. It enjoys the use of a large communal pool and extensive gardens with picnic and BBQ areas, as well as walking paths. This elegantly designed apartment is being sold fully furnished and ready to move into, including a state-of-the-art fitted kitchen with appliances, situated in an open-plan living area that opens onto the terrace overlooking the view. The apartment also features two large double bedrooms, two bath/shower rooms and a small laundry area. This lock-up-and-go apartment is ideal as a permanent home or as a holiday retreat due to its low maintenance.

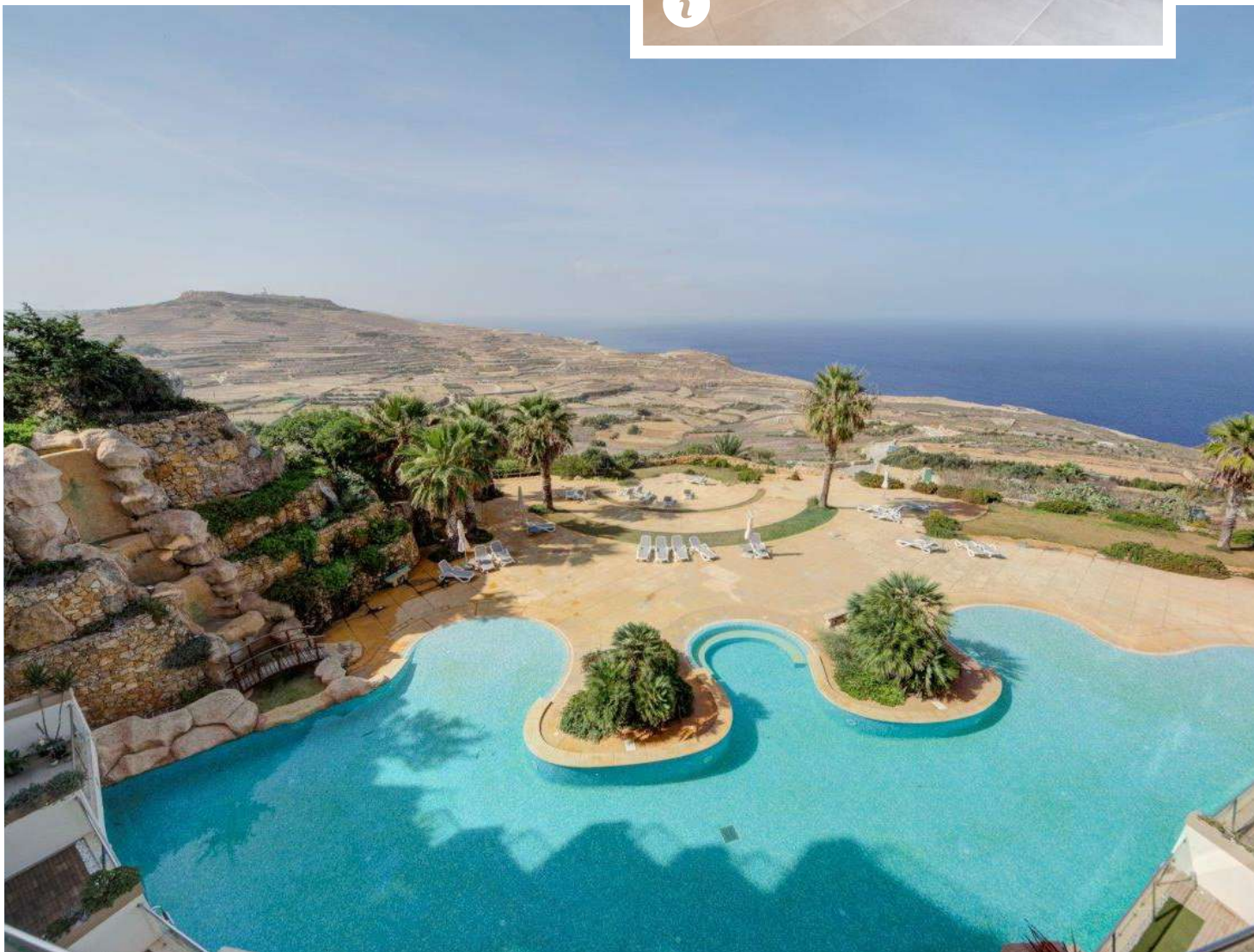
Ref. 160748



2 Bedrooms



2 Bathrooms

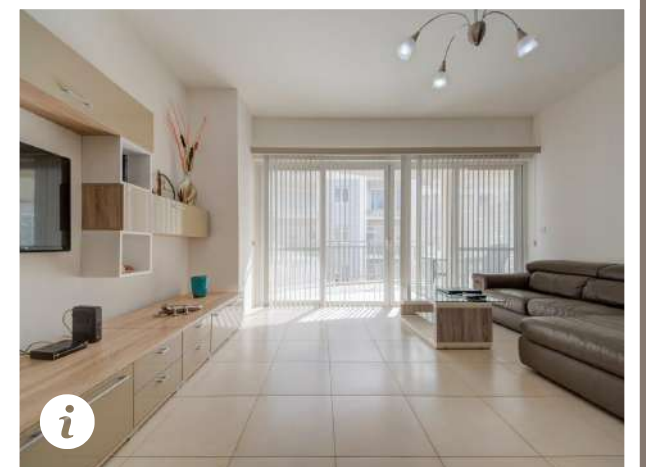




APARTMENT IN MARSALFORN
€295,000 | Call Jason on **99316144**

A beautifully finished and tastefully furnished apartment offers stunning views and the double benefit of proximity to the hustle and bustle of the seaside resort, as well as the quiet and calm atmosphere of a residential area with surrounding country and sea views. Additionally, residents enjoy the use of a large common pool. The apartment comprises an open-plan kitchen/living/dining area leading onto a large terrace, three double bedrooms (one with an en-suite shower room), a shower room, laundry facilities and a back balcony. It is being sold fully furnished, equipped and ready to move into. Included in the sale is a one-car garage. Ideal as a summer home or a rental investment.

Ref. 160734




3 Bedrooms


2 Bathrooms



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APARTMENT IN GHAJNSIELEM €290,000 | Call Marie on 99492695

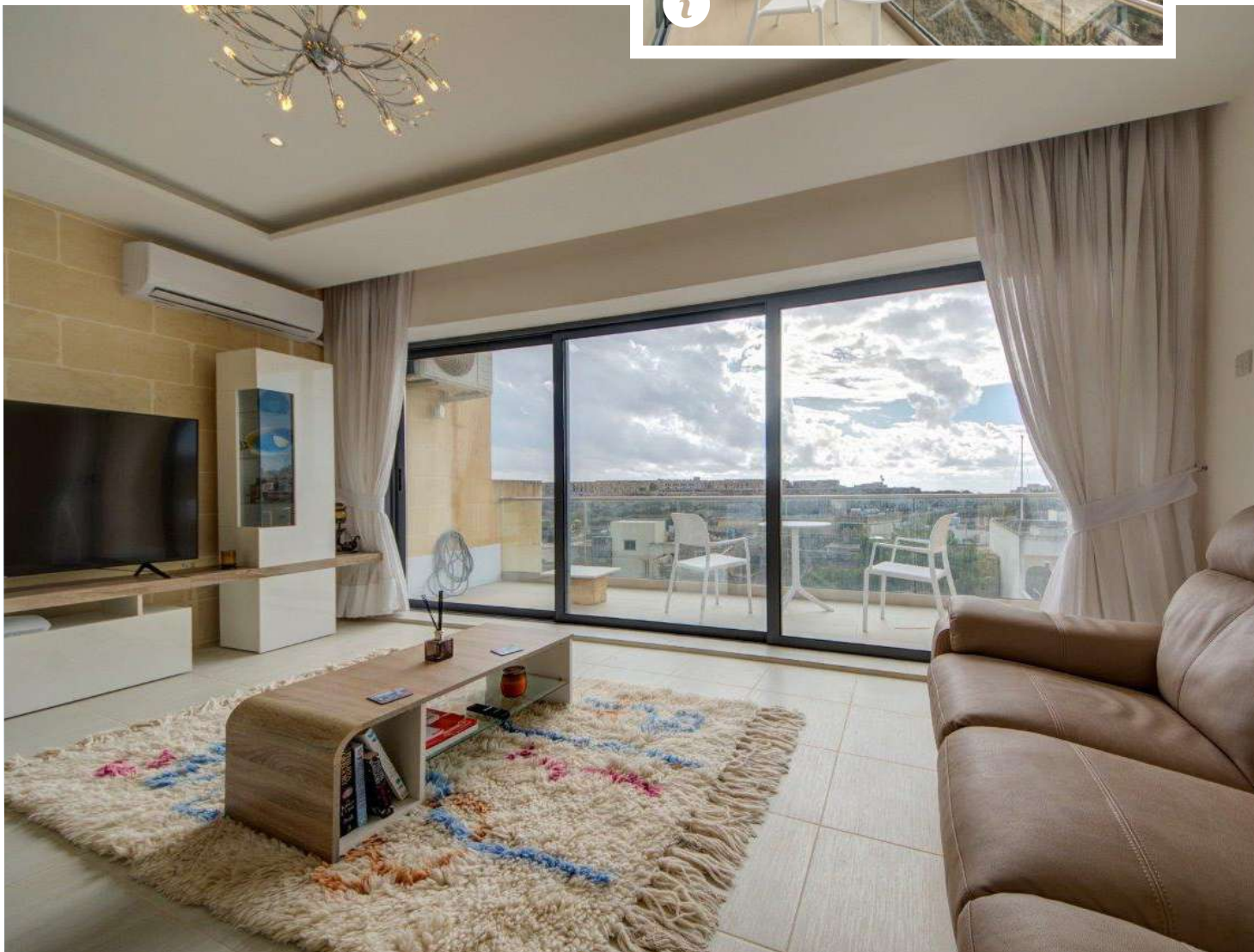
An exquisite apartment commands fabulous views of the channel and the magnificent Ghajnsielem Church from its living area and terrace. The apartment comprises a large open-plan kitchen/living/dining area leading to the spacious terrace, two double bedrooms (one with an en-suite bathroom), a spare bathroom and a large entrance hall that can be used as another sitting room or study. The apartment is beautifully furnished and ready to move into, making it an ideal home. **Ref. 160777**



2 Bedrooms



2 Bathrooms





TERRACED HOUSE IN XAGHRA
 €690,000 | Call Marie on **99492695**

This exceptionally bright and airy terraced house is being offered fully finished and furnished, with a backyard, large terrace with a pool and an interconnecting garage. The accommodation comprises an entrance through a large sitting room, a spacious kitchen/dining area overlooking a very pretty backyard, a downstairs toilet, three large double bedrooms, all with bath/shower en-suites, and a pool terrace. The property is being sold fully furnished with high-quality furniture and is ready to move into. An excellent value not to be missed. **Ref. 160787**



3 Bedrooms



3 Bathrooms

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TERRACED HOUSE IN NADUR
€990,000 | Call Katya on 79210816

Located in the tranquil outskirts of Nadur town, this remarkable semi-finished terraced house offers a unique blend of luxury and serenity. Positioned in a secluded area, the property boasts breathtaking sea views from every level, including the ground floor. The interior features an open-plan living space, a sleek Scavolini kitchen equipped with Siemens appliances and a dining room that leads out to a spacious terrace perfect for enjoying the stunning vistas. With three generously sized bedrooms, an en-suite bathroom, two separate shower rooms, a versatile study or reception area, a garage and a garden area primed for a potential pool installation (already with approved planning permission), this residence is truly exceptional. **Ref. 116109**



4 Bedrooms



3 Bathrooms

FARMHOUSE IN GHARB
€1,800,000 | Call Marie on 99492695

Expertly restored and converted old farmhouse in Gharb, situated in the heart of the village and boasting magnificent unobstructed panoramic country and sea views from its large back terraces. The accommodation comprises entrance through a large open yard with a huge pool, an enormous living room overlooking the view, a spacious kitchen with beautiful fitted cupboards and a pantry, a dining room opening onto a large BBQ area, a washroom, four double bedrooms all with baths/showers en-suite, a study and a spare shower. The property features lots of authentic traditional features. Additionally, it includes solar water heating, a Deville heater, a beautiful fitted kitchen with appliances and all furniture. Truly one of a kind. Freehold. **Ref. 160749**



4 Bedrooms



5 Bathrooms



HOUSE OF CHARACTER IN XAGHRA

€525,000 | Call Grace on 79887780

This charming semi-detached house, finished to very high standards, offers a perfect blend of modern design and traditional characteristics. Boasting three bedrooms and three bathrooms, it provides the perfect family residence. The open roof terrace provides an ideal setting for outdoor entertainment, while the open living and dining room create a warm and inviting ambiance. The kitchen is fully-equipped with high-quality appliances, making it a dream for any home cook. French doors lead from the living area to the deck and pool, which enjoy direct sunlight most of the day. An interconnecting one-car garage, accessed by a common entrance, is a bonus to what this property offers.

Ref. 116388



3 Bedrooms



2 Bathrooms



APARTMENT IN XAGHRA

€335,000 | Call Darren on 79022319

Upon entering, you're greeted by a welcoming entrance hall, setting the stage for the grandeur that awaits within. The heart of the home lies in the expansive kitchen, dining, and living area, seamlessly flowing onto an outdoor terrace that treats you to breathtaking country and distant sea views. Step onto the terrace, and you'll find your own private oasis – a Jacuzzi awaits, offering the perfect spot to unwind and enjoy mesmerising sunsets or simply bask in the tranquility of your surroundings. This remarkable property features two spacious double bedrooms, one with en-suite facilities, providing comfort and privacy. An additional single bedroom adds versatility, perfect for guests or as a home office. A separate bathroom and utility room offer convenience and functionality, while a terrace accessible from two bedrooms allows you to soak in the fresh air at any time. **Ref. 116450**



3 Bedrooms



2 Bathrooms

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APARTMENT IN GHASRI
€335,000 | Call Gino on 99476959

A lovely ground floor apartment on the outskirts of the tranquil village of Ghasri. The property features a welcoming and spacious combined living area, a separate kitchen, 2 bedrooms, 2 bathrooms and a lovely back terrace. This apartment also includes a lock-up 1-car garage. The property is being sold fully-furnished and ready to move into. Enjoy breathtaking country views as well as a communal pool within the block. This could be your next investment or perfect getaway!

Ref. 115190



2 Bedrooms



2 Bathrooms

FARMHOUSE IN SAN LAWRENZ
€1,750,000 | Call Katya on 79210816

This beautiful farmhouse has been recently restored and is located in the peaceful outskirts of San Lawrence. The luxurious south-facing home is finished to an exceptionally high standard with top-of-the-line features throughout. The outdoor space of the property is well-sized and features a swimming pool and a Jacuzzi, a lounging zone and an alfresco area. The property is full of charm and character, with a range of original architectural features such as high ceilings, arches, original stones and lovely patterned tiles throughout. The accommodation consists of a reception area, a central yard, a combined sitting room, a magnificent dining room and a state-of-the-art kitchen equipped with the most modern and top-quality appliances. The property also boasts a game room with a pool table, a storeroom, a study room, four double bedrooms with en-suites, a separate laundry room and a spacious roof terrace. **Ref. 115798**



4 Bedrooms



3 Bathrooms



PENTHOUSE IN XAGHRA
€579,000 | Call Marie on 99492695

Designer-finished, spacious, brand new penthouse in immaculate condition, ready for immediate occupation. Comprising a very large living/dining room overlooking a spacious sunny terrace commanding wide town, country and distant sea views, separate fully-equipped kitchen, two double bedrooms both with shower en-suites, separate laundry room, and ownership of the roof terrace. The property is being sold furnished with double glazed apertures, with a state-of-the-art kitchen and fully air-conditioned.

Ref. 160786



 2 Bedrooms
 2 Bathrooms



PENTHOUSE IN XAGHRA
€335,000 | Call Darren on 79022319

Situated on the outskirts of the highly sought-after village of Xaghra, nestled within a small block comprising just 8 units, this penthouse epitomises a harmonious blend of comfortable living and tranquility. Upon arrival, you'll be greeted by a bright and airy ambiance, accentuated by the open kitchen, dining, and living area. This inviting space sets the stage for effortless entertaining or cosy evenings spent with loved ones. Featuring 2 double bedrooms and 2 bathrooms (one en-suite for enhanced privacy), every aspect of this residence is meticulously designed to elevate your lifestyle. The master bedroom indulges with its own private south-facing balcony, offering an idyllic retreat to soak in the warmth of the sun. Step onto the expansive terrace, ideal for alfresco dining, morning coffees, or simply unwinding amidst the picturesque surroundings. **Ref. 116400**

 2 Bedrooms
 2 Bathrooms

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VELLA FALZON **HOME**

HOUSE OF CHARACTER IN GHASRI

€785,000 | Call Alan on **79470419**

Situated in a UCA in Ghasri, this property boasts peaceful surroundings and unobstructed country views. It features a welcoming internal courtyard with a private pool, original details like an external stone staircase, patterned tiles, wooden beams, and flagstones. The ground floor comprises a welcoming living room, a dining area and a well-equipped kitchen. A wooden spiral staircase leads to the first floor revealing another living room, two double bedrooms, a mezzanine with two single beds, and its own kitchenette leading onto a terrace. On the second floor, there is an additional bedroom with an en-suite and a terrace. **Ref. 116551**



HOUSE OF CHARACTER IN XAGHRA

€750,000 | Call Gino on **99476959**

Stunning house of character situated in the idyllic town of Xaghra. Boasting a private pool, 4 bedrooms and 5 bathrooms, this property is the epitome of comfort and elegance. The combined living area and reception are perfect for entertaining, with 2 terraces and a beautiful terrace providing breathtaking views of the surrounding landscape. As sole agents, we are proud to present this meticulously cared-for house of character brimming with traditional Maltese facade and features. **Ref. 116531**

TOWNHOUSE IN VICTORIA

€425,000 | Call Alan on **79470419**

Beautifully furnished townhouse set in a UCA part of Victoria, close to all amenities. This house boasts traditional and authentic Maltese features such as patterned tiles, high ceilings, wooden beams and flagstones. A welcoming and large reception entrance leads to a dining area, living room, and a fitted kitchen, as well as a main bathroom, 3 bedrooms (1 with en-suite facilities), another room which can be converted into a study and/or laundry room and a side terrace. This could be your next home or investment! **Ref. 108762**





HOUSE OF CHARACTER IN GHARB

€750,000 | Call Gino on **99476959**

This charming house of character is now available for sale in the sought-after location of Gharb in a UCA. As sole agents, we are proud to present this stunning property that boasts unique architectural features, such as arches, 'Kileb', high ceilings, and a warm welcoming atmosphere. The house offers a spacious entrance area with a private pool, 2 terraces ideal for entertaining guests, 4 bedrooms all enjoying en-suite facilities, a lovely arched living room, combined kitchen and dining room and a central courtyard. **Ref. 116394**

HOUSE OF CHARACTER IN XAGHRA

€850,000 | Call Marie on **99492695**

Exceptional property and hard to find anymore, this beautifully finished spacious semi-detached house of character with a pool enjoys lovely country views, a large pool and surrounding yards/garden. Accommodation comprises a large bright living/dining room, kitchen, three double bedrooms, three baths/showers and a roof terrace. Being offered furnished and ready to move into. **Ref. 160763**



HOUSE OF CHARACTER IN QALA

€450,000 | Call Katya on **79210816**

Its tranquil location offers a perfect blend of relaxation and convenience. Whether you envision it as a personal retreat or a lucrative rental property, this residence is versatile and appealing. Featuring a spacious layout that includes a combined kitchen, dining, and living area, a laundry or storeroom, main shower room, three bedrooms (one with an en-suite corner bath) and a nicely sized roof terrace. Complementing this property is a private pool and a BBQ area on the ground floor level, and a lock-up semi-basement garage. **Ref. 116528**



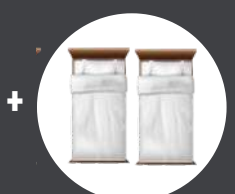
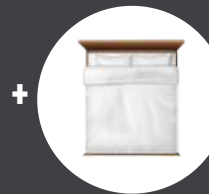
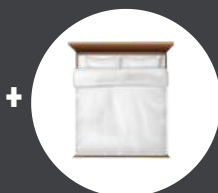


INTRODUCING THE **furnishing** PACKAGES

DAY and **Living, Dining**



NIGHT & bedroom /s



Standard Packages

DAY

- 3-seater sofa with slides out
- Extendable ceramic top dining table with four chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ a complimentary €250 voucher redeemable at B4 on curtains/blinds

€7,500

DAY & NIGHT

(1 BEDROOM)

- 3-seater sofa with slides out
- Extendable ceramic top dining table with four chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ one bedroom setup including a 4-door wardrobe, chest of drawers, 2 bedside tables, and an upholstered storage bed.

+ a complimentary €350 voucher redeemable at B4 on curtains/blinds

€9,550

Premium Packages

DAY

- L-shape sofa with slides out
- Extendable ceramic top dining table with six chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ a complimentary €300 voucher redeemable at B4 on curtains/blinds

€8,650

DAY & NIGHT

(1 BEDROOM)

- L-shape sofa with slides out
- Extendable ceramic top dining table with six chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ one bedroom setup including a 4-door wardrobe, chest of drawers, 2 bedside tables, and an upholstered storage bed.

+ a complimentary €400 voucher redeemable at B4 on curtains/blinds

€10,990

DAY & NIGHT

(2 BEDROOM)

- 3-seater sofa with slides out
- Extendable ceramic top dining table with four chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ two bedroom setups including a 4-door wardrobe, chest of drawers, 2 bedside tables, and a storage bed.

+ a complimentary €400 voucher redeemable at B4 on curtains/blinds

€11,900

DAY & NIGHT

(3 BEDROOM)

- 3-seater sofa with slides out
- Extendable ceramic top dining table with four chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ two bedroom setups including a 4-door wardrobe, chest of drawers, 2 bedside tables, and an upholstered storage bed.

+ one bedroom setup including a 4-door wardrobe, 1 bedside table, and 2 single beds.

+ a complimentary €450 voucher redeemable at B4 on curtains/blinds

€13,500

DAY & NIGHT

(2 BEDROOM)

- L-shape sofa with slides out
- Extendable ceramic top dining table with six chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ two bedroom setups including a 4-door wardrobe, chest of drawers, 2 bedside tables, and an upholstered storage bed.

+ a complimentary €450 voucher redeemable at B4 on curtains/blinds

€13,500

DAY & NIGHT

(3 BEDROOM)

- L-shape sofa with slides out
- Extendable ceramic top dining table with six chairs
- Fully-equipped kitchen* including kitchen top & appliances.
- TV unit (150cm)

+ two bedroom setups including a 4-door wardrobe, chest of drawers, 2 bedside tables, and an upholstered storage bed.

+ one bedroom setup including a 4-door wardrobe, 1 bedside table, and 2 single beds.

+ a complimentary €500 voucher redeemable at B4 on curtains/blinds

€14,950

* Every kitchen included is covered with a 25-year warranty on blum fittings, and 5 years on joinery works.
Included Appliances: Built-in fridge/freezer, Oven, Induction Hob, Dishwasher, Hood, Sink, and Mixer.



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