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PROPERTY NEWS

Exclusive Listings

ISSUE 192 | APRIL 2026

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results

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Reaching New Heights: Leading Malta's Real Estate Boom

It is by no surprise that Frank Salt Real Estate has had a record 2025. Malta's real estate market has once again experienced another year of consistent growth and sustained activity - reflected by an overall real estate price increase of 6.1%. 2026 is proving to be another year of growth for this asset class. Figures from the Malta National Statistics Office indicate that final deeds increased by 4.7% in January 2026 and 6.1% in February 2026 when compared to the same months in 2025. Taken together, these are not isolated movements but indicators of a market that continues to demonstrate positive sentiment, resilience and consistency.



In order to maintain our leading position in the local real estate market as well as to continue our offering of a first-class client experience, we have continued to invest heavily across all divisions of the company. The real estate market is complex, fast and diverse and in today's world, more than ever, our proposition must meet our client's requirements across all areas of the real estate market.

Our client's needs and service expectations have evolved over the years and we have adapted as required. Apart from seeing a consistent significant increase in first-time buyers seeking professional advice in this fast moving and dynamic market, we are also seeing an increase with repeat clients engaging us beyond sales and letting - making use of our full 'circle of services'. This holistic model covers everything from tailored relocation support for international clients to a fully integrated suite of property services, evolving to meet the increasingly sophisticated demands of today's market. This includes both long-term and short-term rentals, as well as specialised areas such as commercial real estate sales and letting, where clients benefit from our strategic insight across retail, office and investment opportunities. It also extends to home interiors and project management solutions, alongside comprehensive property management services that complement our end-to-end support.

Combined, this complete offering removes the need to engage third parties and offers peace of mind in knowing that every stage of your real estate journey is seamlessly connected under one roof. Our emphasis remains on delivering a cohesive, high-standard experience, underpinned by expertise, efficiency and long-term value creation.

We also continue to invest heavily in our people and their personal development - so we have launched the Frank Salt Training Academy based in San Gwann which enables our recruits to maximise their potential and have the best possible launch pad in the real estate market, whilst ensuring that they live up to our reputation and are well trained on how to be real estate professionals. As we look ahead to the remainder of 2026, we envisage the market remaining strong - particularly with what is happening in the Middle East as well as direct travel channels from the US commencing in summer. Our focus is clear: to continue investing in building our workforce to deliver the right standards of service as expected by our clients.

While the market remains highly active, success is not driven by activity alone. It favours those who act with the right guidance and the backing of a professional team - one that goes beyond identifying opportunities to securing the right property, while seamlessly supporting every aspect of each client's real estate needs.

JEAN CHAPPELLE PALEOLOGO
Managing Director



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VILLA IN ATTARD

€1,800,000 | Call Marilyn on 99077070

Impeccably maintained, corner semi-detached villa set on a 300m² plot, located in a quiet residential area of Misrah Kola. The accommodation comprises a wide entrance hall with a double-height ceiling, a large fitted kitchen/dining room, a separate living room with a wood-burning fireplace, a study and a shower room. All rooms overlook a well-sized courtyard featuring a pool, barbecue area and outdoor toilet. On the first floor, there are three double bedrooms, with the main bedroom enjoying an en-suite and walk-in wardrobe, as well as a main bathroom. At roof level, there is an additional room currently used as a washroom, while at street level, the property includes a one-car interconnected garage. Freehold. **Ref. 354062**



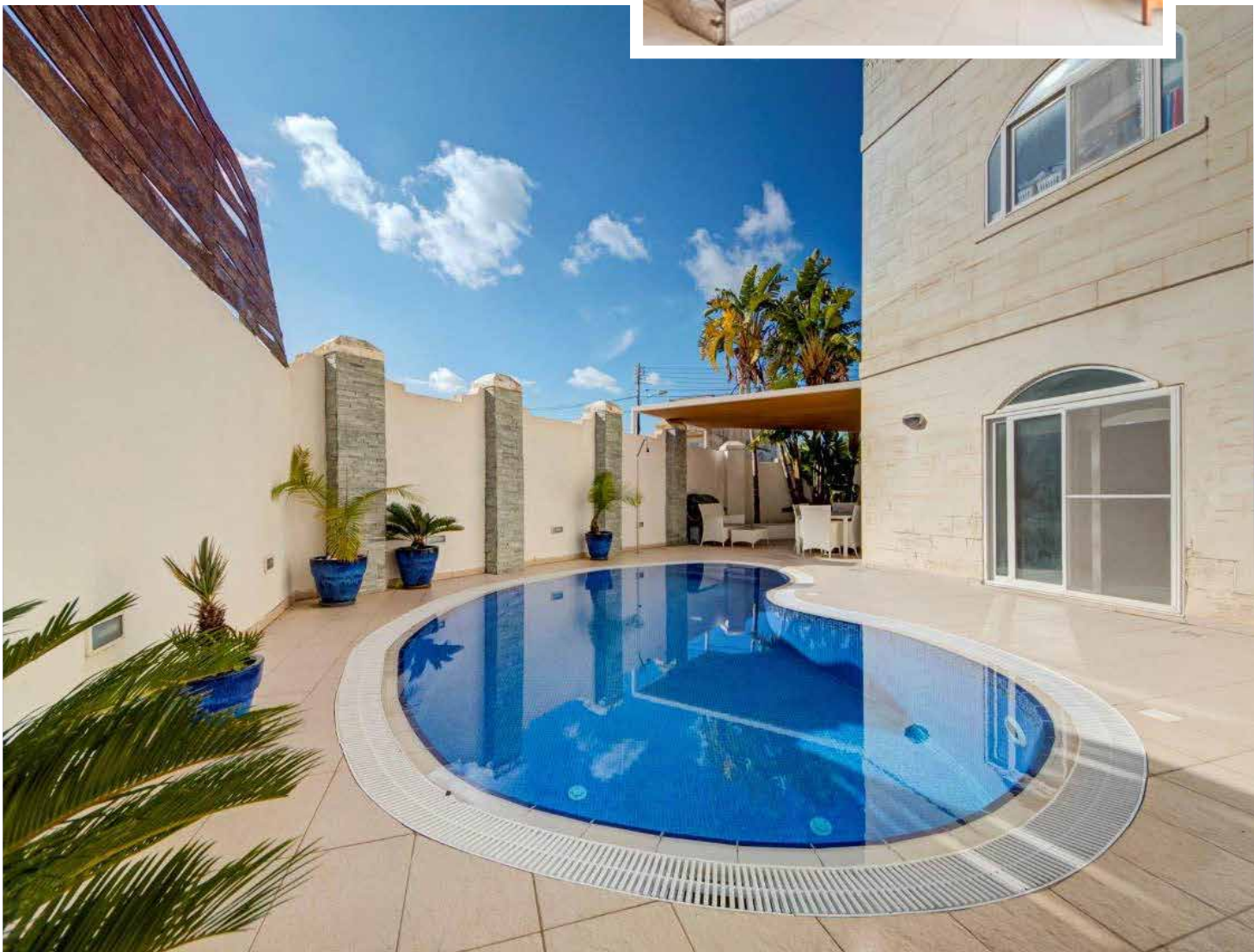
3 Bedrooms



3 Bathrooms



300m²



TOP PICKS





HOUSE OF CHARACTER IN COSPICUA
 €3,600,000 | Call Moira on 99436492

A rare, wide-fronted grand residence set on one of the most distinguished streets within Malta's historic Three Cities, just moments from the Grand Harbour. Spanning approximately 500m², this exceptional home seamlessly unites two period townhouses into one remarkable property of scale and architectural presence. Elegant formal reception rooms, multiple en-suite bedrooms, a piano nobile master suite and a self-contained guest annex are thoughtfully arranged around a private internal courtyard, all set beneath soaring stone ceilings and beautifully restored period features. At roof level, an expansive terrace of approximately 100m², complete with a private pool and separate kitchen, offers a stunning setting for open-air entertaining above the bastioned skyline. Meticulously restored and presented to impeccable standards, the residence perfectly balances historic charm with modern comfort. Some homes are described. Others are experienced. This is one that must be seen to be truly appreciated. **Ref. 926381**

- 
 5 Bedrooms
- 
 5 Bathrooms
- 
 500m²
- 

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TOP PICKS

VILLA IN SANNAT

€1,700,000 | Call Marie on 99492695

Set in the heart of Sannat, this imposing and stunning villa is truly one of a kind. The accommodation comprises an entrance hall leading to a spacious living area featuring a magnificent open fireplace and views of the pool and outdoor space. On the ground floor, there is also a bedroom with a beautifully finished en-suite, a study and a main bathroom. Upstairs, one finds two bedrooms, one with an en-suite shower, a separate bathroom, a very spacious utility room and a terrace. Further complementing the property is a three-car semi-basement garage and a gym. Additional features include marble flooring, a marble-built fireplace, high-quality bathrooms, premium light fittings, heavy-duty apertures and fitted bedroom furniture. **Ref. 927010**



3 Bedrooms



4 Bathrooms



TOP PICKS



VILLA IN ST JULIAN'S
€1,850,000 | Call Teresa on 99293739

We are proud to be entrusted with this unique property, located in a quiet villa area in the heart of St Julian's. This semi-detached villa features a separate kitchen, living area and dining room. The home comprises three bedrooms and two bathrooms, including one en-suite. A good-sized garden is accessible via a gate and drive-in at the back of the property. The first floor and roof offer lovely sea views of St George's Bay. There is potential to add another floor and a recessed level. Two separate street-level garages are included. Freehold. This property offers an excellent opportunity for both comfortable family living and long-term investment. **Ref. 923814**



4 Bedrooms | 2 Bathrooms



HOUSE OF CHARACTER IN ZURRIEQ
P.O.R | Call Ritan on 79701900

Nestled in the peaceful UCA area of this highly sought-after village, this charming, professionally converted farmhouse perfectly blends traditional character with modern comfort, making it an ideal home for a growing family. The ground floor offers spacious and versatile living, featuring a formal living room, formal dining room, a welcoming kitchen with breakfast area and a bright conservatory that fills the home with natural light. The layout flows seamlessly to a generous outdoor recreation space, complete with a sparkling pool, outdoor kitchen, ample dining and lounging areas, a shower room and a garage for added convenience. Upstairs, there are three generously sized bedrooms, with the main bedroom enjoying a walk-in closet and en-suite bathroom, complemented by an additional shower room. **Ref. 920595**



3 Bedrooms | 3 Bathrooms



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TOP PICKS

BENTH



KHORI



KANDOVAN



BULTJIE



STRAL

W. www.ess.com.mt
T. +356 2125 5777
E. hello@ess.com.mt





COSPICUA

€900,000 | Call Simon on 79207570

Set on a charming Maltese street in the town's UCA, this tastefully converted and furnished townhouse blends historic character with modern comfort, just a short stroll from the waterfront and ferry to Valletta. Spanning three floors plus a recessed roof level, the home preserves traditional features like cement tiles, a limestone staircase and wrought-iron railings, while offering contemporary living. The ground floor includes a reception/office, laundry/storage area, guest toilet and private yard with a plumbed gas system for fireplaces, water heaters, stovetop and BBQ. The first floor has two en-suite bedrooms, including a primary suite with fireplace and traditional balcony. The second floor features a spacious living room with fireplace, gallarija and a third en-suite bedroom. The top floor offers a fully equipped kitchen with quartz countertops, dining area and a private terrace with views of the Grand Harbour, Senglea Bastions, Fort St Angelo and Valletta. Modern comforts include concealed AC, 14 solar panels with 10kW battery, water filtration, updated electrics and plumbing and adjustable glass screens with an awning on the terrace. A rare street-level garage is available separately. **Ref. 924126**



3 Bedrooms

3 Bathrooms

190m²



TOWNHOUSES

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ZABBAR

€650,000 | Call Ritan on 79701900

Located in the historic heart of Zabbar, this fully restored townhouse from the Grand Master Pinto era (1725) beautifully combines traditional Maltese character with modern comfort. Spread over three levels, the ground floor features a sunny courtyard, open-plan kitchen/living/dining area, guest toilet and study. Upstairs, the main bedroom enjoys a classic Maltese balcony and en-suite, while a second bedroom and washroom lead to a roof terrace with stunning views. Timeless details such as marble stairs, limestone walls, arched doorways, restored apertures and the original anteporta add character and charm. Recently renovated with careful attention to heritage, including custom antique-style flooring and facade restoration. **Ref. 923139**



3 Bedrooms



1 Bathrooms



187m²





SENGLEA
€795,000 | Call Simon on 79207570

A charming corner townhouse full of authentic Maltese character located in the sought-after upper part of Senglea. This unique residence combines timeless architectural features with a versatile layout, making it perfect as a family home, holiday retreat, or investment for tourist accommodation. The property opens to a traditional entrance hall with beautiful patterned cement tiles. A lateral ground floor room, currently used as a study, could easily serve as a third bedroom. The naturally ventilated basement functions as a guest suite, complete with a sleeping area, shower, toilet and sitting area. The first floor hosts two well-proportioned bedrooms, each with an en-suite. A beautiful stone staircase with wrought-iron railings leads to the second floor, featuring a bright corner living and dining area, a separate kitchen and a guest toilet. Traditional closed timber and open wrought-iron balconies enhance the facade while flooding the interiors with natural light. At roof level, a spacious landing with a washroom/kitchenette opens onto a sizable corner terrace and an upper terrace, both offering panoramic views of the Grand Harbour and its landmarks. **Ref. 926515**

- 
 2 Bedrooms
- 
 3 Bathrooms
- 
 190m²
- 

TOWNHOUSES

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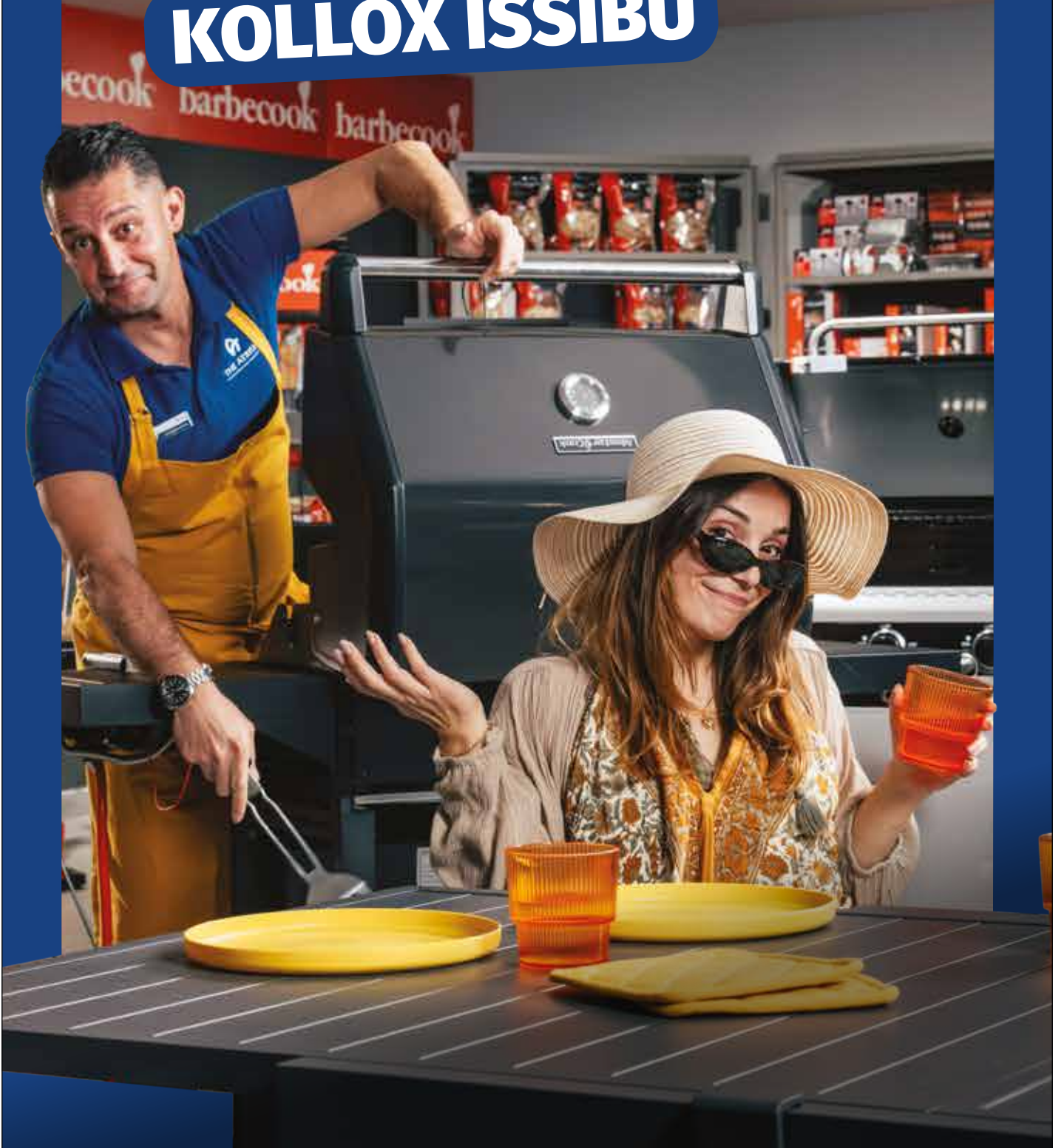




THE ATRIUM

L-ATRIUM GHAL

KOLLOX ISSIBU





SIGGIEWI
€1,100,000 | Call Marisa on 79979945

This beautifully finished and fully furnished house of character perfectly combines traditional charm with modern comfort. The ground floor features a welcoming hall, an open-plan kitchen and dining area leading to a private yard with a BBQ, a separate living room, a guest bathroom and a study that can easily serve as a fourth bedroom. Upstairs, there are three bedrooms, including a main bedroom with en-suite and walk-in wardrobe, plus a main bathroom. Additional highlights include a spacious washroom, two roof gardens with lovely town views and an optional two-car garage available for rent. The property has been meticulously maintained, showcasing high-quality finishes throughout. Its versatile layout makes it ideal for family living or as a stylish holiday home. Set in a charming location, it offers a peaceful lifestyle while remaining close to everyday amenities. A truly unique home ready to move into and enjoy from day one. **Ref. 924001**

 3 Bedrooms

 2 Bathrooms



HOUSES OF CHARACTER

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MOSTA
€1,700,000 | Call Marisa on 79979945

Nestled in the heart of Mosta, this beautifully converted character house blends traditional charm with modern comfort. The property opens onto a charming courtyard and features a spacious mill room for living and dining, high ceilings, exposed stone walls and original architectural details. The tucked-away kitchen overlooks a private back garden with a generously sized pool. The home offers three bedrooms and a self-contained flatlet with its own entrance, which can be converted into two additional bedrooms. Additional features include a laundry/utility room, modern bathrooms, solar panels and a nearby garage. Located in a UCA. **Ref. 925521**



- 4 Bedrooms
- 2 Bathrooms
- 325m²



HOUSES OF CHARACTER





PAOLA
€1,350,000 | Call Daniel on 79979984

An exceptional fully furnished 5-bedroom, 5-bathroom luxury terraced residence set on a 360m² plot, offering spacious, elegant living and beautifully designed indoor and outdoor areas. The open-plan living, dining and kitchen area is bright and thoughtfully designed, complemented by high-quality furniture and premium finishes for a contemporary, refined feel. The five generously sized bedrooms and bathrooms provide comfort and privacy for family and guests alike. Outside, the property features a large private pool, landscaped garden, stylish outdoor dining and entertaining area and two terraces overlooking the pool - perfect for relaxation, sunbathing or gatherings. A private lift connects all levels for added convenience. Combining luxurious interiors with outstanding outdoor spaces, this residence offers a rare opportunity for sophisticated modern living. **Ref. 926715**


5 Bedrooms


5 Bathrooms


360m²



TERRACED HOUSES

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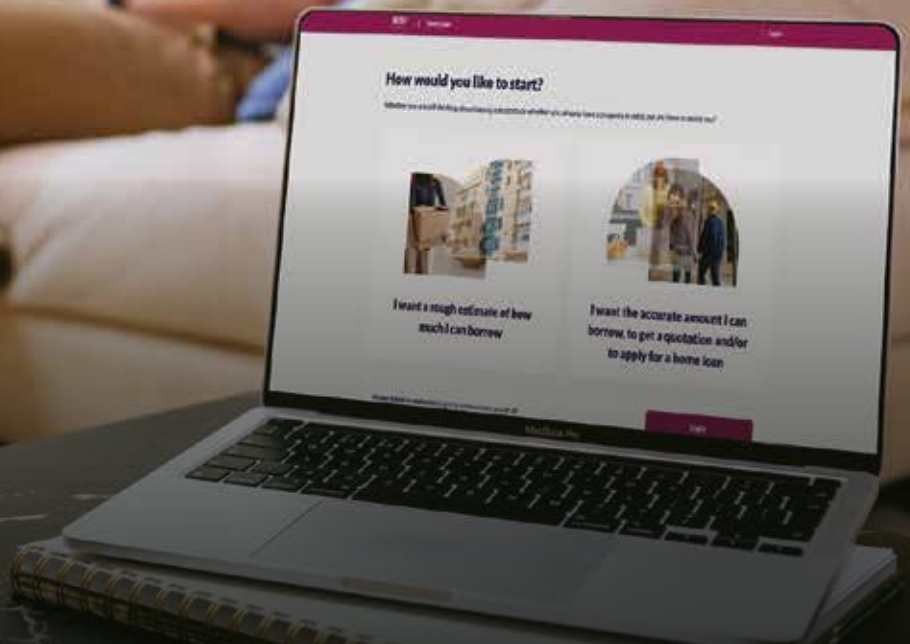


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BUGIBBA
€485,000 | Call Maryse on 79704013

A finished penthouse with airspace, located on the seventh floor of a well-kept block on a quiet street in Bugibba. This modern home features two bedrooms, a spacious bathroom and an open-plan living/dining area that opens onto a generous front terrace - perfect for relaxing or dining outdoors - while a back balcony provides additional outdoor space. Finished to a good standard, the penthouse offers comfort and privacy. With full roof ownership, it presents excellent investment potential: a further floor can be added to create a three-bedroom apartment and an additional penthouse, or the property can be converted into a larger duplex. Conveniently within walking distance of the seafront, shops, and bus stops, the property spans 111m². Freehold and ready to move into. Ideal as a rental investment or a stylish residence for year-round living. A rare opportunity to secure a property with both immediate appeal and strong future potential. **Ref. 925577**

 2 Bedrooms

 1 Bathrooms

 111m²



PENTHOUSES

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SAN GWANN
€540,000 | Call John on 79979968

An exceptionally well-finished two-bedroom, two-bathroom penthouse with its own airspace, set in a highly sought-after location. Being sold with almost all furnishings included, this property is ready to move into and also makes an excellent rental investment. A standout feature is its outstanding energy efficiency, with an EPC rating of zero, resulting in annual electricity and water costs close to €0. The penthouse enjoys abundant natural light and outdoor space, with three terraces, including a main 32m² terrace featuring a luxurious hot tub, electronic pergola and privacy blinds. Further enhancing its appeal is the option to rent a secure underground garage, with the possibility of purchase, large enough for one car and additional storage. **Ref. 927243**



2 Bedrooms



2 Bathrooms



PENTHOUSES





SCIROCCO HEIGHTS

€520,000 | Call David on 79979956

Discover your seaside retreat at Scirocco Heights, a Special Designated Area in one of Birzebbuga's most sought-after locations. Residents benefit from a private communal garden reserved for owners, with multiple garage options available within the complex. Priced competitively, these homes are ideal for locals, European buyers and international investors – perfect for living, rental income or capital growth. With some units already finished and occupied, others nearing completion and more available off-plan, now is the perfect time to secure your property in this exceptional seaside community.

Ref. 925016



3 Bedrooms



2 Bathrooms



KAPPARA

€750,000 | Call Kathleen on 79979957

Located in a quiet and sought-after residential area, this well-maintained duplex apartment sits on a generous 160m² plot. The property has been converted into six bedrooms with four separate shower rooms, making it ideal for short-let accommodation with strong rental potential. An additional room can easily serve as a seventh bedroom, home office or storage space. The duplex also features a washroom, a spacious kitchen and living area and a terrace, offering comfort and versatility. The property has no lift and is ready for immediate use, whether as a personal residence or a short-let investment. With full ownership of its airspace, there is excellent potential for future development or expansion. A fantastic investment opportunity in one of Kappara's most desirable locations. Ref. 924898



6 Bedrooms



4 Bathrooms



160m²



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LUQA

€416,500 | Call Monica on 79979934

Three-bedroom maisonette on the outskirts of the charming Maltese village of Luqa, just minutes from the airport. This property presents an excellent investment opportunity or a convenient family home. The layout includes a welcoming open-plan living area, a box room, a small yard, a bathroom and three bedrooms, all leading to the backyard with access to a basement level suitable for storage, a games room or a gym. Its step-free entry makes it ideal for individuals with mobility needs. Situated close to shops, public transport and major routes, this maisonette offers a smart combination of location, practicality and potential. Highly recommended.

Ref. 920335



3 Bedrooms



1 Bathrooms



ST PAUL'S BAY

€390,000 | Call Christine on 99027465

A perfect rental investment in the heart of St Paul's Bay. This three-bedroom property features two bathrooms, a kitchen, sitting and living areas and a spacious backyard. Ideally located in a highly desirable area, it is close to all amenities and within walking distance of the promenade - making it easy to rent and enjoy strong returns. The property benefits from plenty of natural light and a practical layout, appealing to both families and holiday renters. Its central location ensures excellent access to restaurants, shops and public transport. With its ready-to-move-in condition, this home offers an immediate income opportunity or a hassle-free holiday retreat. Further enhancing its appeal, the property offers excellent long-term rental stability due to consistently high demand in the area. It also presents a strong opportunity for capital appreciation, making it a smart addition to any investment portfolio. Ref. 925581



3 Bedrooms

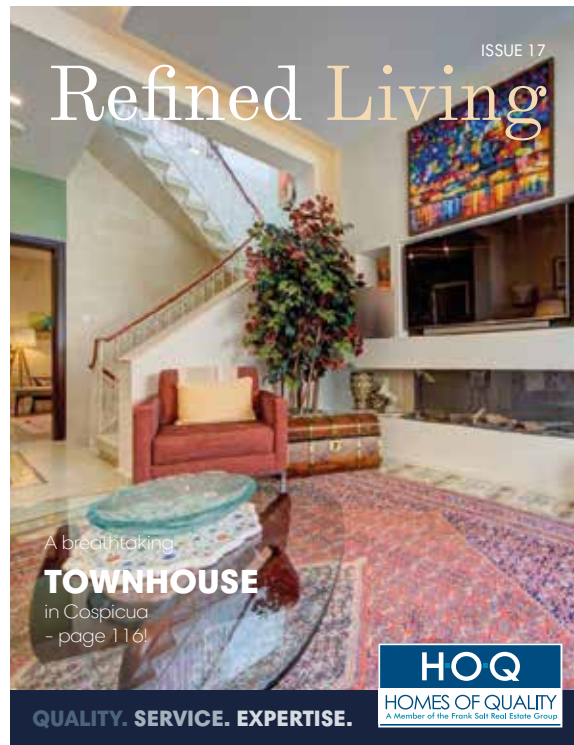


2 Bathrooms



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MALTA'S FINEST HOMES at your fingertips!



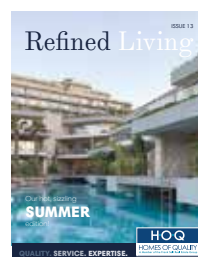
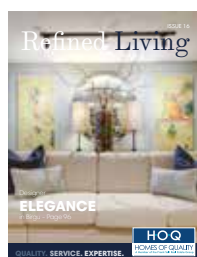
Read the latest issue of Refined Living

It is a celebration of architectural brilliance and interior sophistication, spotlighting some of Malta's most stunning homes.

With beautiful pictures and detailed information plus informative articles, this is one read not to miss!

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SLIEMA
€3,775,000 | Call Patrick on 99474942

We are proud to present, on exclusive terms, this south-facing property, boasting over 270m² of luxurious internal living space, complemented by generous outdoor areas and one of the finest views on the island - the Valletta Bastions. Tastefully finished, the accommodation comprises an entrance hall, three double bedrooms each with en-suite facilities, a study, a laundry room, a spacious open-plan kitchen, dining and living area and a guest toilet. The living area opens onto a large terrace, while the dining area leads to a charming conservatory, both offering unobstructed, spectacular views of the Bastions. The property benefits from a private landing off the lift, VRF air-conditioning throughout, underfloor heating in the main areas and all en-suites, a heat pump, a wood-burning fireplace and electric blinds. Newly installed kitchen cupboards ensure a smooth workflow and ample space, with easy access to the dining area - perfect for entertaining. Situated close to all amenities and restaurants, within walking distance and with easy access to ferries to the capital and the Three Cities, the property is further complemented by a charming seafront promenade. **Ref. 926110**


3 Bedrooms


3 Bathrooms



APARTMENTS

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MERCURY TOWERS

€650,000 | Call Andre on 99000625

Mercury Towers, designed by Zaha Hadid Architects, is a distinctive high-rise tower featuring a mid-height twist, open sky vistas and a horizon pool. This development was one of the final concept designs personally approved by Zaha Hadid. The project seamlessly blends historical elements with ultra-modern architecture to create a completely new urban environment. Half of the project's footprint is dedicated to 4,000m² of landscaped piazzas. This 66m² 7th-floor apartment overlooks the piazza and comprises an open-plan kitchen, living and dining area, a bedroom, a bathroom, and an 11m² front balcony. It is being sold fully furnished and is ready to move into. **Ref. 925491**



1 Bedrooms



1 Bathrooms



66m²



BIRZEBBUGA

€375,000 | Call Clyde on 99072644

A bright and airy apartment, ideally located opposite an ODZ area, offering beautiful unobstructed country views and a peaceful, open outlook. The property features a spacious open-plan kitchen, living and dining area that leads onto a large terrace - perfect for relaxing or entertaining. Accommodation comprises three bedrooms, including a main bedroom with a walk-in wardrobe and en-suite, a main bathroom and access to the roof. The apartment is being sold fully finished, including bathrooms and doors. Ideal as a comfortable family home or a stylish first-time purchase in a tranquil setting. It also presents a strong rental investment opportunity due to its layout, finish and highly sought-after outlook. **Ref. 926307**



3 Bedrooms



2 Bathrooms



111m²



THE SHORELINE

€1,350,000 | Call Patrick on **99474942**

Experience the epitome of luxury living in a Special Designated Area with this unparalleled three-bedroom seafront residence, nestled within an exclusive mixed-use seafront development. All three bedrooms, along with the kitchen, dining and living areas, seamlessly connect to the expansive main terrace, offering breathtaking views of the open sea and vibrant piazza. Additional highlights include three walk-in closets - one for each bedroom - a master bedroom with an en-suite shower room, a main bathroom, a guest toilet, a convenient washroom and an elegant entrance hall. Indulge in a lifestyle where luxury and comfort converge effortlessly in this exceptional seafront residence. **Ref. 715141**



3 Bedrooms



2 Bathrooms



233m²



PENDERGARDENS

€515,000 | Call Nicholas on **79284030**

An excellent opportunity to acquire a spacious apartment in one of the island's most sought-after developments, ideally located within walking distance of Spinola Bay, as well as a wide range of amenities, restaurants and vibrant nightlife. This uniquely laid-out apartment features a bright open-plan kitchen, living and dining area that opens onto a generously sized terrace - perfect for entertaining or relaxing outdoors. The property also includes a master bedroom with an en-suite shower, making it an ideal residence or investment in this highly desirable location. Further enhancing its appeal is its strong short-let potential, given the high demand in this central and lively area. The property also offers excellent convenience and lifestyle value, making it a standout opportunity for both end users and investors alike. **Ref. 923197**



1 Bedrooms



1 Bathrooms



84m²



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XEMXIJA

€600,000 | Call Lino on 79979930

A squarish-layout sea-view apartment located in the Xemxija Fekruna area comprises a combined living, sitting, kitchen and dining space, a main bedroom with a walk-in wardrobe and en-suite shower, a second single bedroom with an en-suite bathroom, a washroom and front and side balconies enjoying direct sea views. The property is offered freehold and represents an excellent investment or permanent residence opportunity. Its bright and airy interiors, coupled with the stunning sea vistas, make it ideal for relaxing or entertaining. Additionally, the apartment's convenient location provides easy access to nearby amenities and the picturesque Xemxija promenade. **Ref. 925216**



2 Bedrooms



2 Bathrooms



125m²



MELLIEHA

€600,000 | Call Jacqueline on 79031800

This beautifully presented property offers a spacious open-plan kitchen, living and lounge area, leading to three bedrooms (two doubles and one single), a main bathroom and an additional en-suite shower room. The layout is complemented by two rear balconies, a convenient storage room and a wide front-facing balcony boasting lovely town views, including the magnificent Mellieha Parish Church. Measuring approximately 130m² internally and 30m² externally, the apartment is being sold fully furnished and ready to move into. Further enhancing its appeal, the property includes a two-car garage within the same block, easily accessible by lift, making it an ideal home or investment opportunity. **Ref. 926796**



3 Bedrooms



2 Bathrooms



160m²



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MSIDA €385,000 | Call Richard on 99016306

Presenting a well-finished, refurbished apartment in the heart of Msida. Situated on the fifth floor of a modern block served with a lift, this spacious property measures a total of 105.7m², including 90m² of comfortable internal space. The layout comprises three generously sized bedrooms, including a master with an en-suite, along with a second bathroom for added convenience. A bright and welcoming open-plan living, dining and kitchen area offers the perfect space for everyday living and relaxation. The apartment enjoys abundant natural light throughout and features three balconies - one at the front and two at the rear. **Ref. 926134**



3 Bedrooms



3 Bathrooms



105.7m²



MARSASCALA €600,000 | Call Luke on 79979909

Presenting a tastefully refurbished, fully furnished apartment located on the fourth floor in Marsascala. This spacious property offers approximately 110m² of internal living space, complemented by an additional 24m² of outdoor area and enjoys lovely sea and country views. The layout comprises three comfortable bedrooms and two modern bathrooms - one en-suite and one main. A bright open-plan design incorporates a stylish living area, a fully equipped kitchen and a dedicated dining space, all finished to a high standard. The property further benefits from a lift, two back balconies and a generous front terrace, ideal for relaxing or entertaining while taking in the views. Fully air-conditioned throughout, the apartment ensures year-round comfort. **Ref. 925764**



3 Bedrooms



3 Bathrooms



134m²



FORT CAMBRIDGE

€810,000 | Call Simone on 77557766

This fantastic three-bedroom apartment is situated on the 6th floor and enjoys partial sea views. The property features a very large side terrace, perfect for entertaining and includes an entrance hall, three generously sized bedrooms, a combined living/dining area, a separate kitchen an en-suite shower and a main bathroom. Finished to a high standard, the apartment benefits from upgraded floor tiles and bathrooms. Freehold. This property represents an excellent opportunity for both homebuyers and investors looking for value in a prime development. Its elevated position and outdoor space make it particularly attractive for comfortable modern living and long-term rental demand. **Ref. 318948**



3 Bedrooms



3 Bathrooms



ST PAUL'S BAY

€550,000 | Call Andre on 99000625

An exceptional seaview apartment on the 3rd floor, served by a lift, offering stunning, unobstructed views of St Paul's Bay. The property comprises a bright sitting room, a separate kitchen with a dining area, three double bedrooms, a main bathroom, a convenient washing area and a back balcony. Offered fully furnished with high-quality solid furniture and appliances, this home is ready to move in. Freehold. Optional street-level garage - €50,000. A perfect opportunity for sea lovers seeking a stylish, central residence with breathtaking views. Its prime position in St Paul's Bay ensures excellent access to the promenade, daily amenities and popular seaside walks. The property also offers strong rental investment potential, making it an attractive option for both homeowners and buy-to-let investors. **Ref. 923184**



3 Bedrooms



2 Bathrooms



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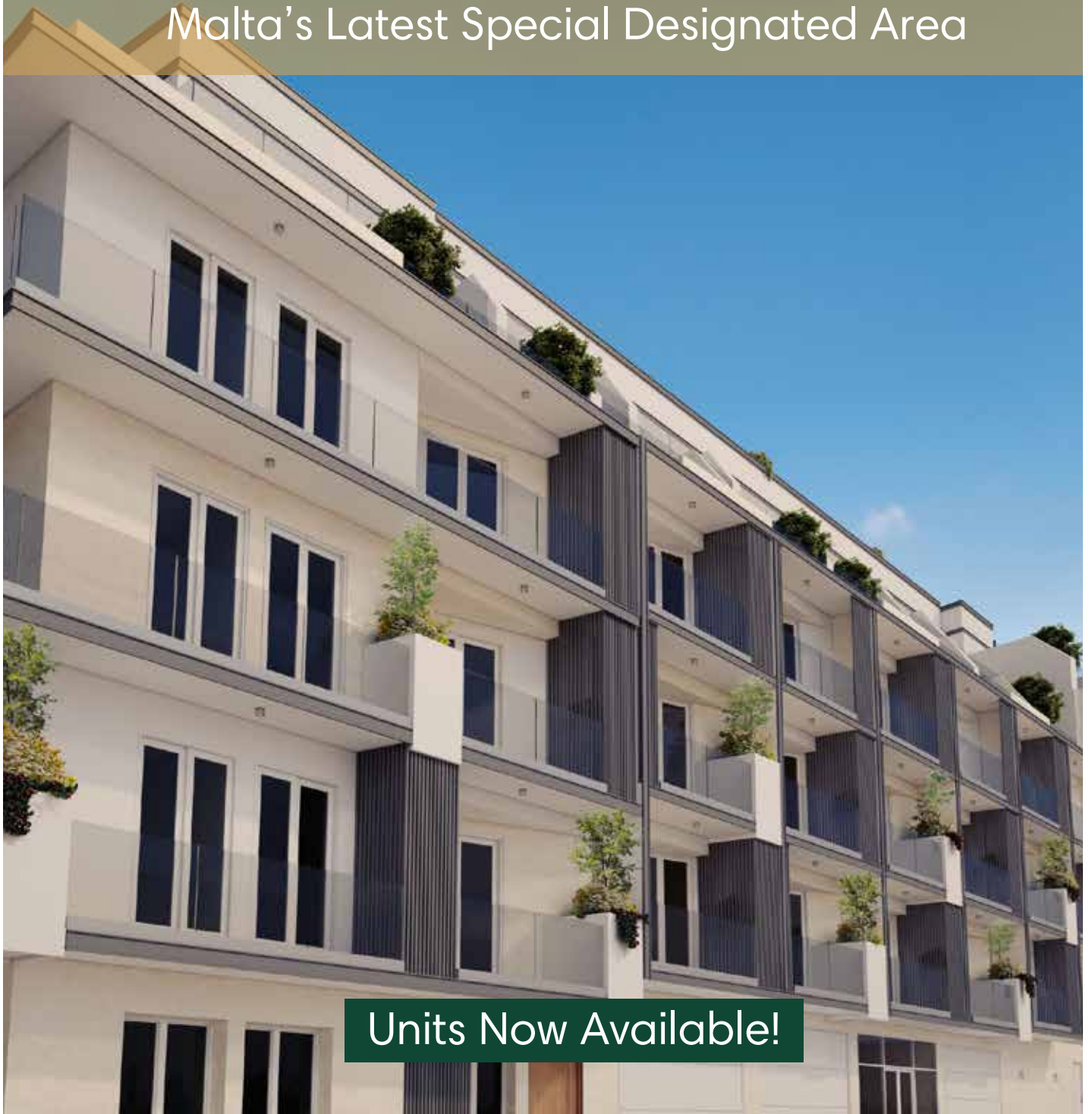
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Frank Salt Real Estate & Homes of Quality are honoured to be exclusively entrusted by the developers as Sole Agents for Scirocco Heights - a modern residential development in Birzebbuga, Malta's newest Special Designated Area (SDA). Offering competitive pricing alongside SDA benefits, Scirocco Heights is designed for today's buyer, blending comfort, community and investment potential all in one.

Location & Lifestyle

Situated in the charming seaside town of Birzebbuga, Scirocco Heights provides an ideal balance of lifestyle and value. This traditional Maltese town boasts sandy beaches, local amenities and vibrant seaside cafés, all within easy reach. Just 10 minutes from Malta International Airport and 20 minutes from Valletta, the location is practical and well connected. Residents enjoy a relaxed yet lively atmosphere, with the promenade and cultural treasures right on their doorstep. Compared to Malta's prime coastal areas, this development offers an accessible entry point with strong long-term growth potential.

The Residences & Their Design

The residences at Scirocco Heights are thoughtfully designed to maximise space, natural light and comfort. Featuring contemporary layouts and quality finishes, many units come with private terraces and stunning sea views. Underground parking is available for convenience and the development offers a mix of spacious apartments and luxury penthouses. Whether you seek a stylish pied-à-terre, family home, or an investment property, Scirocco Heights caters to diverse lifestyles with energy-efficient design and modern comforts at its core.

More Than a Residence: A Smart Investment

As an SDA project, Scirocco Heights grants international buyers full market access with unrestricted ownership

rights. This includes freehold ownership, no limits on the number of properties owned, immediate rental possibilities and ease of resale. The development operates within a government-approved, regulated framework that supports secure, long-term value and liquidity.

Letting and Management Services

Frank Salt Real Estate offers a full suite of services to maximise your investment returns. Our experienced letting team handles tenant sourcing, contracts and management for hassle-free rental experiences. For short-term rentals, Malta Holiday Lets provides professional marketing, guest services and maintenance to ensure high occupancy and excellent guest reviews. Tailored furnishing solutions and full property management-including 24/7 support, cleaning and maintenance-are also available, ensuring peace of mind whether you live in Malta or abroad.

Book Your Viewing Today

As the sole agents exclusively entrusted by the developers, we invite you to discover the unique opportunity that Scirocco Heights presents. Contact us or **visit <https://franksalt.com/developments/scirocco-heights/>** to arrange your viewing and take the first step towards owning a home in Malta's latest SDA.



visit our new website *onetwoone.eu*

one
two
one
Interiors



curtains • blinds • wallpaper • upholstery • decor



PORTOMASO
€2,450,000 | Call Nicola on 79979960

An opportunity to acquire what is arguably one of the best-view apartments in the prestigious Portomaso development, enjoying stunning marina and sea views from a large front terrace. This fully air-conditioned property is finished to high standards and boasts an internal area of over 200m². Accommodation comprises a welcoming entrance hall, a very spacious split-level lounge/dining area and a fully fitted and equipped kitchen. The property also features three bedrooms (main with a large en-suite, walk-in wardrobe and back terrace), a study, washroom, main bathroom, guest toilet and an underlying one-car space. The spacious terrace is ideal for entertaining while taking in the surrounding views. Natural light flows throughout the property, enhancing the sense of space and comfort. Located within a highly sought-after development, this residence offers both luxury living and excellent investment potential. **Ref. 923936**



3 Bedrooms



2 Bathrooms



250m²



APARTMENTS

All properties listed in this magazine are exclusively available from Frank Salt Real Estate.





MERCURY SUITES

€690,000 | Call George on 79497504

Located within a Special Designated Area (SDA), this apartment is ideal for both investment and lifestyle buyers seeking luxury, convenience and design excellence. Served by two passenger lifts, this beautifully furnished and stylishly finished modern apartment measures approximately 58m² and features a well-designed square layout. The accommodation comprises a fitted open-plan kitchen, living and dining area leading onto a private front terrace enjoying open views, a double bedroom, a washroom and a shower room. Freehold. Don't miss the opportunity to own a home in one of Malta's most iconic addresses.

Ref. 923934



3 Bedrooms



2 Bathrooms



58m²



VALLETTA

€575,000 | Call Luke on 79979909

Presenting a well-finished, furnished apartment in Marsascala, enjoying a peaceful countryside location with very good open views. Situated on the fourth floor and accessible by lift, this spacious property offers an internal area of approximately 114.67m², complemented by a 5.64m² front balcony, perfect for relaxing and taking in the scenery. The apartment features three comfortable bedrooms, including a master with an en-suite shower and a separate guest shower room for added convenience. The open-plan layout comprises a bright living room, dining area and a fully equipped kitchen, all finished to an excellent standard. With shops and bus stops just a short walk away, daily errands and commuting are made easy. This apartment is ideal for those seeking a ready-to-move-into home with modern amenities and attractive views in a tranquil setting. Ref. 925762



3 Bedrooms



2 Bathrooms



120m²





PORTOMASO
€450,000 | Call Nicholas on 79284030

A luxuriously furnished apartment in Portomaso, offering all the comforts of a modern lifestyle. The property features an open-plan living and dining area with a modern kitchen, a stylish bedroom, a contemporary bathroom and a small balcony overlooking the beautiful Chinese Garden and the majestic Spinola Palace. The apartment is fully air-conditioned and equipped with a dishwasher, washing machine and TV, while residents also have optional access to the exclusive Hilton Merkanti residential pool. Located just minutes away from St Julian's vibrant nightlife, yet surrounded by luxury and tranquillity, this property offers the ultimate bachelor's pad. A dedicated car space is included in the price, completing this exceptional residence. Further enhancing its appeal is the high level of security and exclusivity offered within this prestigious development. It also presents a rare opportunity to enjoy resort-style living in one of Malta's most sought-after addresses. **Ref. 923199**





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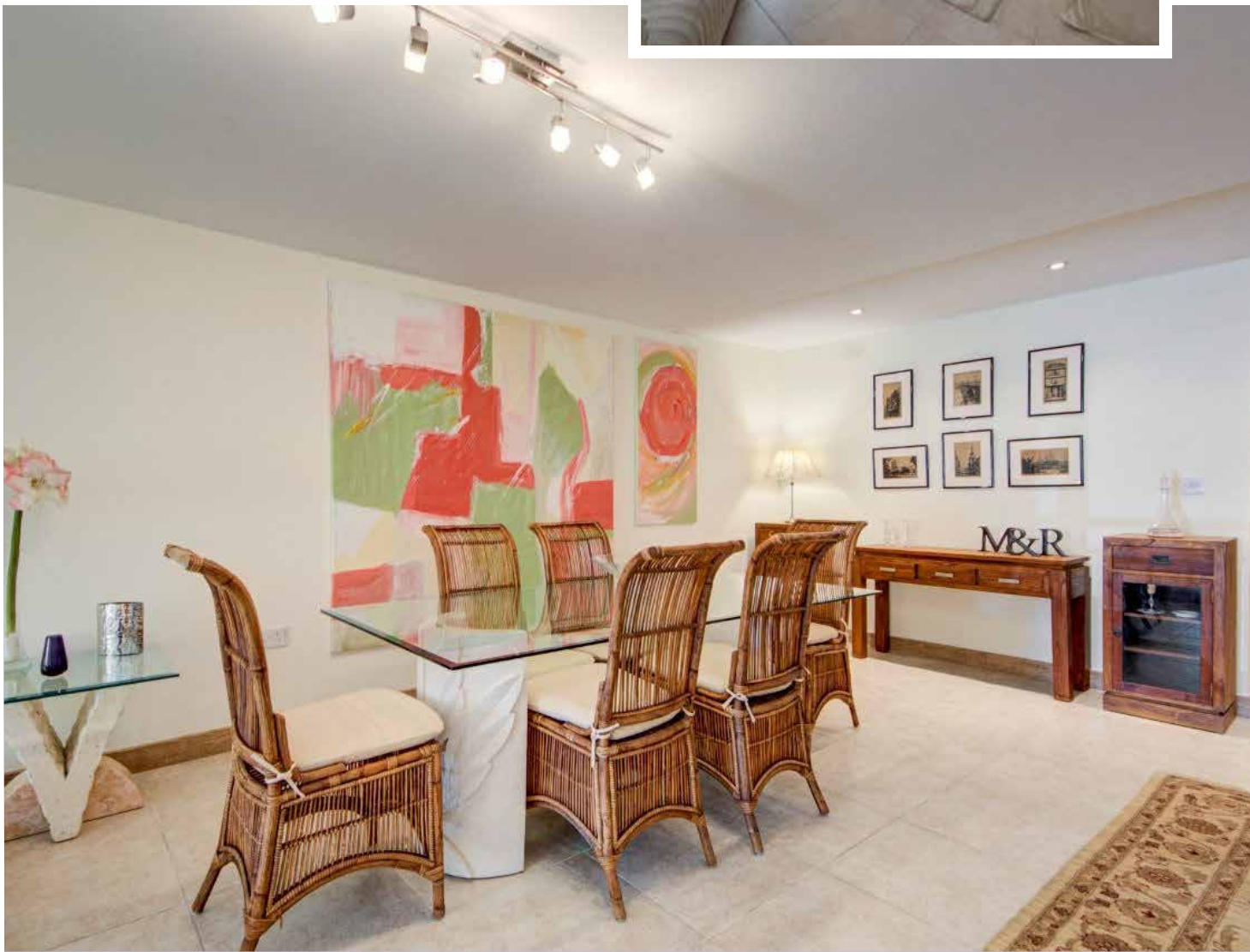
PORTOMASO

€1,550,000 | Call Nicholas on 79284030

The development offers exceptional convenience, with direct internal access from the underlying car park to the yacht marina, supermarket and a vibrant selection of restaurants. The apartment enjoys open marina views and features a well-planned layout, including a separate kitchen, an impressive entrance hall and an expansive combined living and dining area that opens onto a large terrace, ideal for entertaining and outdoor living. The property further comprises three generously sized double bedrooms, each with its own en-suite bathroom, a dedicated office area, a laundry room and a guest toilet. A private car space is also included in the price, adding further value to this exceptional residence. **Ref. 925385**



- 3 Bedrooms
- 3 Bathrooms
- 290m²
-





MQABBA
€548,000 | Call Simone on 77557766

Located on the peaceful outskirts of Mqabba, this spacious apartment enjoys beautiful open countryside views and an exceptionally well-designed square layout with a wide frontage that enhances natural light and space throughout. Upon entering the property, one is welcomed into a generous open-plan living and dining area with an offset kitchen, measuring approximately 52m². This bright and airy space seamlessly opens onto a large front terrace, ideal for outdoor dining, barbecues and relaxing while enjoying the surrounding views. The apartment features three large bedrooms, two of which include walk-in wardrobes. The master bedroom also benefits from an en-suite shower and direct access to the back terrace. The main bathroom is exceptionally spacious and luxuriously finished, featuring both a standalone bathtub and a walk-in shower. Overall, the property offers a perfect combination of space, layout and outdoor living in a tranquil location, making it an excellent home for those seeking comfort and countryside views. The apartment is being sold with most of the furniture included, as well as solar panels, five air-conditioning units and elegant furnishings. An optional one-car interconnected lock-up garage is also available. **Ref. 922512**





SWIEQI €575,000 | Call Timmy on 99436503

A beautifully finished, high-end apartment located in one of Swieqi's most desirable areas. Situated on the third floor, the property features a bright and spacious modern open-plan kitchen, living and dining area leading onto a generous front terrace - perfect for entertaining or enjoying a relaxing BBQ. The apartment offers three bedrooms, including a master with en-suite and a stylish main bathroom. It is currently configured as a two-bedroom property with a large study but can easily be reconverted into a three-bedroom layout. With its excellent layout, quality furnishings and prime location, this apartment is ideal as a family home or a high-end rental investment.

Ref. 924564



3 Bedrooms



3 Bathrooms



SWIEQI €550,000 | Call Christine on 99027465

Very spacious three-bedroom apartment situated in this highly sought-after area of Swieqi/Ibrag. The accommodation comprises an open-plan kitchen, living and dining area, a main bathroom, three sizeable bedrooms, with the master bedroom benefiting from an en-suite shower and a laundry room. The property is ideal as a rental investment or for a first-time buyer wishing to be located in a very central part of the island, close to all amenities including shops, restaurants, banks and schools. The layout offers excellent practicality, making it highly attractive for both long-term rentals and family living. Its central location ensures consistent demand and strong investment potential over time. Ref. 926845



3 Bedrooms



2 Bathrooms





HOUSE OF CHARACTER IN XAGHRA
 €665,000 | Call Katya on 79210816

Located in a quiet alley, within walking distance of the village square, this modern house of character leads onto a private outdoor yard featuring a non-chlorinated saltwater pool, reservoir and wood-fired pizza oven. The property boasts a fully equipped, cottage-style arched kitchen with a dishwasher, pantry room and cellar, a cosy living area with a wood-burning fireplace and a spare shower room. Accommodation includes three bedrooms, one with an en-suite shower, a main bathroom and a washroom with access to a roof terrace enjoying distant courtyard and sea views. Additional features include PVC apertures and solar water heating. The property is being sold furnished, excluding a few personal items. This charming home seamlessly blends traditional character with modern comforts, creating a warm and inviting living environment. It also presents an excellent opportunity as a holiday home or rental investment given its desirable location and unique outdoor amenities. **Ref. 925659**



- 
 3 Bedrooms
- 
 3 Bathrooms
- 
 280m²
- 

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Malta Permanent Residence Programme: A Gateway to Lifestyle, Mobility, and Investment

By Chris Borg, Director – Private Clients & Strategic Growth, CLA Malta



Malta continues to attract strong interest from third-country nationals seeking stability, mobility, and long-term value within Europe. At the centre of this appeal is the Malta Permanent Residence Programme (MPRP), offering permanent residency, visa-free travel within the Schengen Area, and a secure European base.

At CLA Malta, we have seen growing demand from international families and entrepreneurs looking not only for residency, but also for a well-regulated jurisdiction that supports both lifestyle and investment objectives.

A Trusted and Proven Partner

CLA Malta is proud to be one of the leading licensed agents under RES-CLAM, having successfully assisted numerous clients in obtaining Maltese permanent residency. Our experience and track record position us as a trusted advisor in this space.

Understanding the Programme

The MPRP is designed for non-EU nationals who can demonstrate financial standing and commit to a structured investment. Applicants must show a minimum net worth of €500,000, including €150,000 in liquid assets.

They are also required to either purchase property starting from €375,000 or rent at a minimum of €14,000 annually, alongside a government contribution of €37,000 and a €2,000 donation to a registered NGO. The process is efficient, typically taking four to six months.

Importantly, the property requirement often becomes a strategic investment, giving clients exposure to Malta's resilient real estate market.

A Strong Collaboration with Frank Salt

A seamless client journey is driven by strong collaboration. Over the years, CLA Malta has worked closely with Frank Salt Real Estate, combining our advisory expertise with their in-depth market knowledge.

Together, we guide clients towards properties that not only meet programme requirements but also align with their lifestyle and investment goals. This partnership has led to a number of successful cases where clients have secured residency while making sound property investments.

Beyond Residency: Business and Investment Opportunities

Many clients use Malta as more than just a place of residence. It serves as a strategic hub for business, offering one of the most efficient tax frameworks within the European Union.

A Personal, Red-Carpet Approach

At CLA Malta, we pride ourselves on offering a highly personalised, “red carpet” service. Each client is guided step-by-step with a hands-on approach tailored to their needs.

Accessibility is key. I remain personally approachable and available, including via WhatsApp, to provide prompt support and clear guidance whenever required.

Why Malta

Malta offers a unique combination of stability, a strong legal framework, an English-speaking environment, and an attractive Mediterranean lifestyle. For families and investors alike, it provides security, opportunity, and long-term value within Europe.

Contact

For a confidential discussion or immediate assistance:

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CLA Malta

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TOWNHOUSE IN VICTORIA
€235,000 | Call Karen on 99437257

An exclusive and charming townhouse located in the heart of Victoria. This cosy one-bedroom residence exudes sophistication, showcasing exceptional finishes and high-quality furnishings that create a warm and stylish atmosphere. Thoughtfully designed for comfort and convenience, it is ideally situated within easy walking distance of cafés, shops, theatres and popular local attractions. A charming private terrace further enhances the property, offering the perfect space to relax, enjoy a morning coffee or host laid-back BBQ evenings. Adding to its appeal is the potential to develop an additional floor, presenting an exciting opportunity for expansion.

Ref. 924950



1 Bedrooms



2 Bathrooms



50m²



APARTMENT IN MARSALFORN
€380,000 | Call Jason on 99316144

Located in Xwejni Bay, this furnished apartment offers a comfortable and spacious living environment within a block of just seven units. Situated on the third floor, the property enjoys excellent sea views from two front balconies. The apartment comprises three well-sized bedrooms, along with two modern shower rooms - one en-suite and one guest. The open-plan living and dining area is bright and airy, complemented by a separate kitchen. A large back terrace provides additional outdoor space, perfect for relaxing or entertaining. The property is equipped with air-conditioning for added comfort, finished to a very good standard, offers privacy and is conveniently located close to a bus stop.

Ref. 925242



3 Bedrooms



2 Bathrooms



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Oxford House Unveils a New, Enhanced Kitchens Showroom Experience



Oxford House is pleased to announce the reopening of its newly launched Kitchens & Home Furniture Experience, now welcoming customers to explore an expanded range of beautifully designed kitchen living spaces.

As part of its ongoing commitment to enhancing the customer journey, Oxford House has introduced a collection of new kitchen displays designed to inspire homeowners while offering greater functionality and flexibility when planning the heart of their home. The newly opened showroom area has been carefully curated to showcase a variety of contemporary kitchen environments, giving visitors the opportunity to experience first-hand the quality, layout possibilities, and lifestyle integration that modern kitchen design can offer.



Among the highlights are kitchen displays from Nobilia, Oxford House's German kitchen brand known for its precision engineering, durability, and clean, minimalist aesthetic, alongside Antares, its Italian kitchen brand recognised for elegant finishes and a strong focus on lifestyle-led design. Beyond kitchen furniture, Oxford House provides a complete kitchen solution by integrating a range of premium built-in appliances, ensuring a seamless journey from design and planning through to appliance selection and installation.



Customers are invited to visit the Oxford House showroom to discover the new displays and speak with the company's design consultants, who are available to create tailored kitchen solutions to suit individual spaces and preferences.

Appointments can be booked by calling 2546 4550 or by visiting www.oxfordhouse.com.mt.



TOWNHOUSE IN VICTORIA

€375,000 | Call Katya on 79210816

This townhouse, located just moments from Victoria's centre and set within an Urban Conservation Area, boasts a charming traditional entrance hall featuring the original limestone staircase with a cast-iron railing. The ground floor comprises a welcoming living area and a combined kitchen and dining space at the rear. The first floor offers a spacious corner layout with three bedrooms, a main bathroom and a side roof terrace. The property requires renovation and presents excellent potential for further development, including the addition of extra rooms and a recessed washroom level. An ideal opportunity for a family residence or a promising investment. **Ref. 925223**

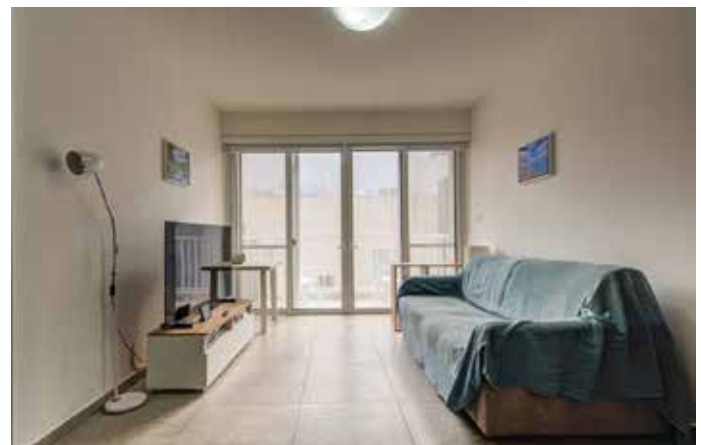


APARTMENT IN MARSALFORN

€295,000 | Call Marie on 99492695

Located on a quiet road, just a short distance from the sea and beach, this newly built apartment is set in a small block of only six units and is served by a lift. The accommodation comprises a large and spacious living area with a beautifully fitted kitchen opening onto a balcony, a main bathroom and two double bedrooms, one of which features an en-suite shower room. The property is being sold fully furnished and equipped with air-conditioning and kitchen appliances. The apartment is finished to a high standard, offering a bright and modern living environment throughout. It is an ideal option for a holiday home, rental investment, or first-time purchase in a highly sought-after area.

Ref. 923742



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