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FRANK SALT PROPERTY NEWS

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Malta's Property Market: Four Decades of Change

This year, Frank Salt Property News (FSPN) marks its 40th anniversary and no publication has tracked Malta's property market as closely, issue by issue, since 1986.

When the first edition rolled off the press that year, it looked nothing like other property supplements of the time. FSPN was a three-colour tabloid, printed at a time when finding a home meant scanning a few column inches of the classifieds or stopping to read physically typed cards, taped inside an estate agent's office window. In most instances, it meant hearing from a close neighbour about a house, two streets over, that was quietly put up for sale. A photograph, if there was one at all, was small and grainy, and it was often of no more than a single room or a front door. Buyers worked with what they could see and who they knew, which meant they searched close to home, within their own town or the one adjacent, because that was the reach of the only information available to them.

Forty years on, almost none of that holds true. Property marketing such as Frank Salt Property News now spans print and digital and listings carry professional photography, drone shots, video walkthroughs, interactive tours and 3D floor plans, viewed instantly on a phone rather than searched for in a newspaper. That shift mirrors a deeper change in the market itself.

Demand has grown steadily and has consistently outpaced supply, particularly for well-located apartments, pushing prices upward in a way the market of 1986 never experienced. The buyer base has changed just as much: the local market now comprises a healthy mix of first-time buyers, people upgrading their homes and buy-to-let investors, a contrast to the "home for life" mentality that prevailed back then.

Decisions today are driven by value, lifestyle and investment potential rather than proximity alone, an openness that has developed quickly over the last ten to fifteen years. There has also been phenomenal interest in Gozo and the south of Malta, with both locations increasingly recognised for their long-term potential. Buy-to-let purchases for long lets have grown substantially in that time and properties themselves have generally become smaller: a reflection of land scarcity, mounting construction costs and changing household needs, with apartments now focusing on efficiency rather than being expansive.

Malta's accession to the EU in 2004, in conjunction with the residence and citizenship schemes that followed, opened the market to a far wider pool of international buyers and residents than what existed back in 1986. Foreign interest has grown into a defining feature of the market, with many buyers drawn by the country's tax and business environment alongside its lifestyle appeal. That momentum has continued to strengthen, supported by newly released tourism figures. Malta closed 2025 with just over four million inbound tourists, an increase of almost 13% compared with the previous year. Growth accelerated in 2026, with 1.6 million inbound tourists recorded during the first five months of the year, up 18% over the same period in 2025.

Perhaps the clearest sign of how far the market has moved is the short-let sector. It barely existed a few years ago but today, according to the National Statistics Office, roughly a third of tourists visiting Malta staying in short-let accommodation rather than hotels. Malta Holiday Lets, our short lets division, has seen revenue rise by 64% in the first four months of 2026 alone, signalling a shift that would have seemed unimaginable to the market that Frank Salt Property News first reported on in 1986.

That same momentum is evident on the sales side of the market. Promise-of-sale agreements were up 23% in March 2026 alone and residential prices rose 6% year-on-year in the first quarter of 2026. Now, four decades on from a market that once relied on classifieds and word of mouth referrals, demand hasn't just survived the shift. It has thrived because of it.

That growth is what will keep shaping the next forty years: not only new buyers and new tools, but also new pressure on available land and price. What won't change is our absolute commitment to the people navigating it. The same expert guidance, knowledge, expertise and personal attention that has stood behind every issue since 1986 is now reaching a wider, more diverse client base than ever before.

JEAN CHAPELLE PALEOLOGO
Managing Director



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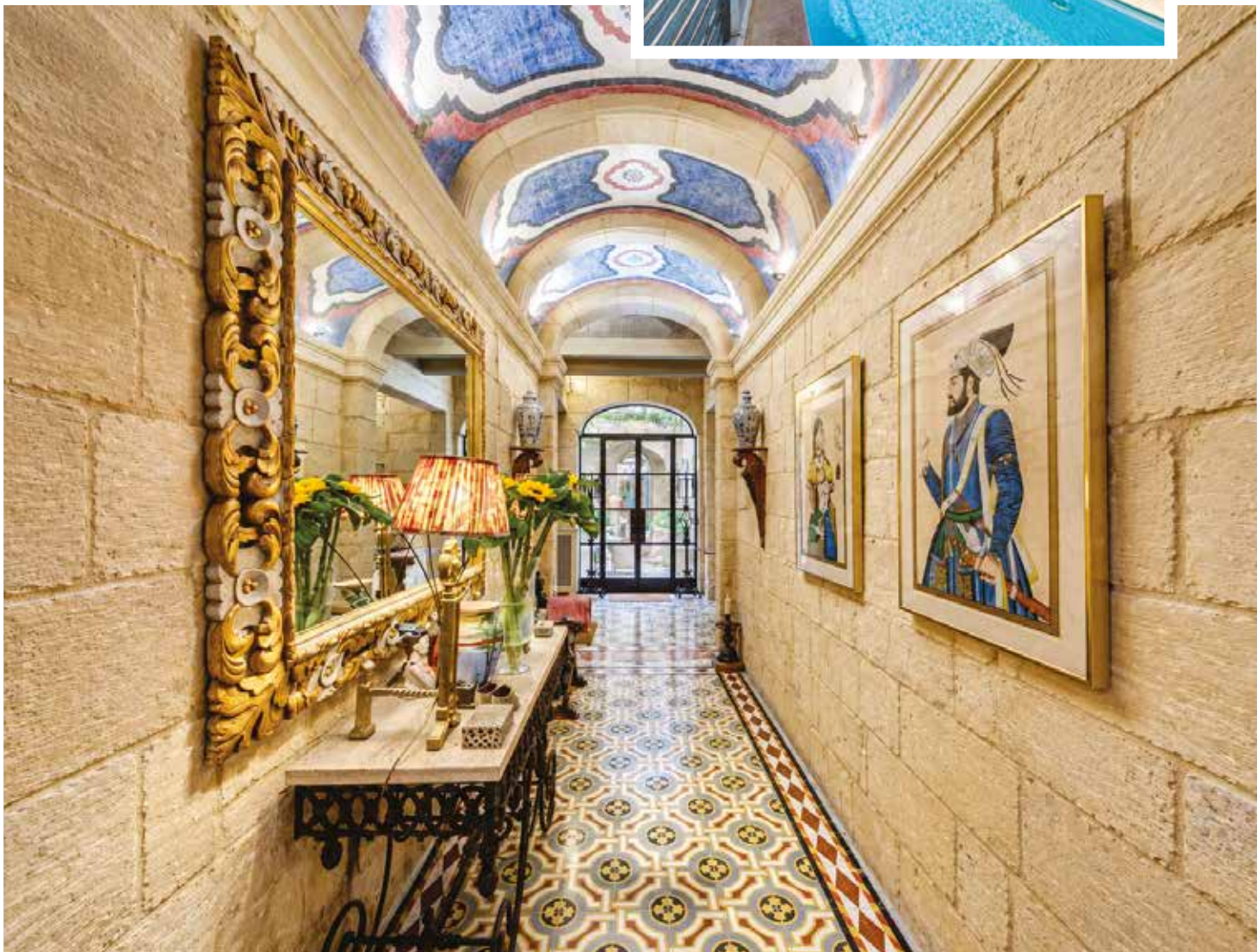


COSPICUA

€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 unites two period townhouses into a single property of remarkable scale and architectural presence. Formal reception rooms, multiple en-suite bedrooms, a piano nobile master suite and a self-contained guest annex are arranged around a private internal courtyard, all beneath soaring stone ceilings and restored period detailing. At roof level, an expansive terrace of approximately 100m², complete with a private pool and separate kitchen, provides a striking setting for open-air entertaining above the bastioned skyline.

Ref. 926381





TOWNHOUSE IN ST JULIAN'S

€3,550,000 | Call Aaron on 99200068

Located in the historic core of St Julian's, this fully converted, double-fronted townhouse is a rare gem. Set on a 380m² plot within a UCA, it offers both charm and long-term value. Impeccably designer-finished and furnished, the home opens with a welcoming entrance hall. The ground floor includes a cinema room, a spacious living and dining area, a separate kitchen and breakfast space, a powder room and under-stair storage. A standout feature is the 250m² outdoor area, with an elevated garden, mature trees, a private pool, an outdoor kitchen and a 45m² alfresco dining space - ideal for entertaining. The first floor hosts a grand master suite with a double-fronted balcony, walk-in wardrobe and en-suite. A second double bedroom (with en-suite and walk-in) enjoys views of Lapsi Church and the landscaped garden with pool, while a third guest suite also includes an en-suite. The second floor features another double bedroom with a walk-in, private en-suite and garden and distant sea views. Finished to a high standard throughout, the home includes solar panels, wooden and marble flooring, traditional patterned tiles, travertine and decking and restored Maltese features. **Ref. 321579**



4 Bedrooms



6 Bathrooms



380m²

TOP PICKS

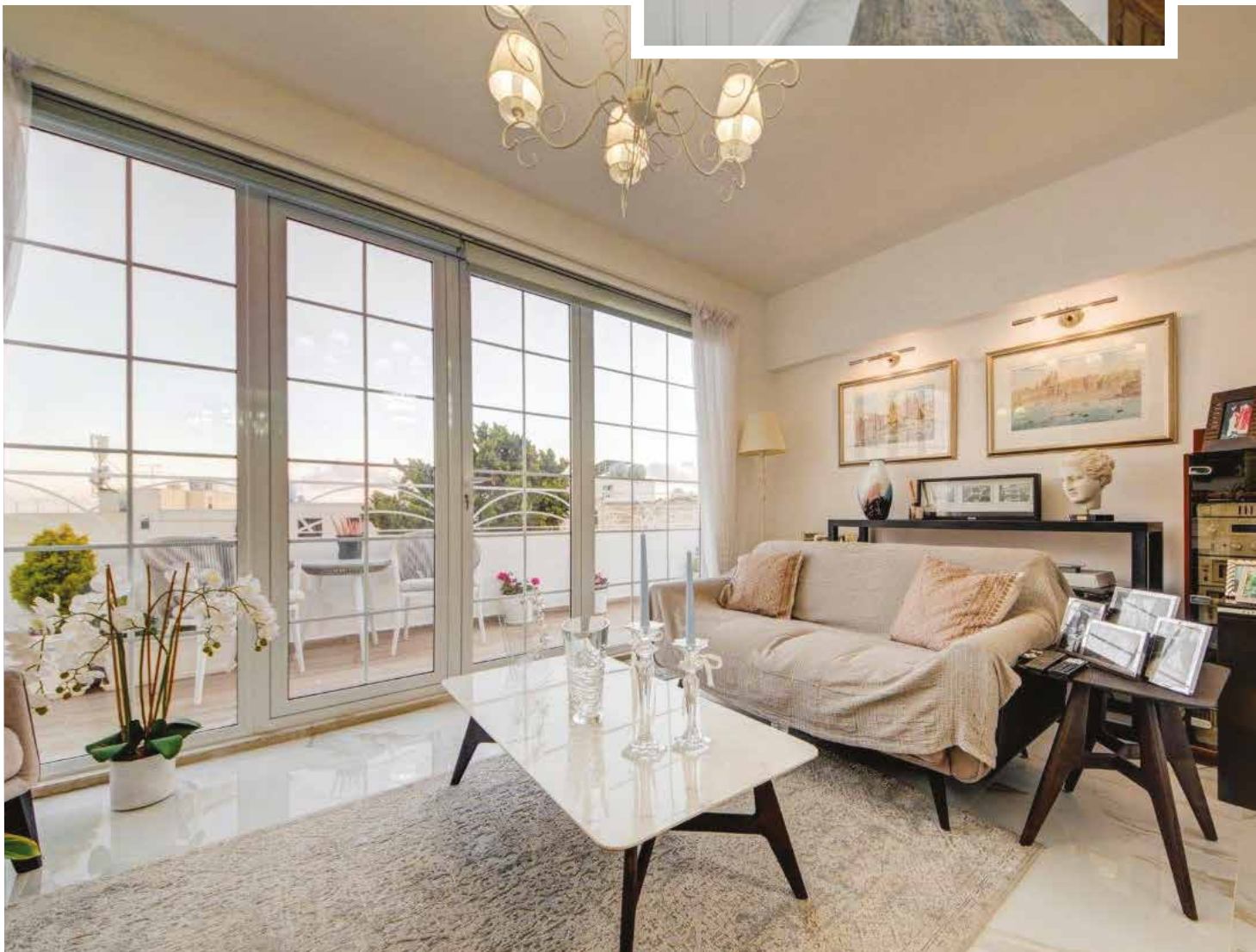
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MAISONETTE IN KAPPARA

€1,150,000 | Call Alexia on **79979921**

This property in Kappara is set in a quiet yet central location near Sliema, St Julian's and Valletta, making it ideal for both living and investment. On the first floor is a kitchen, living and dining area, three bedrooms (one with an en-suite), a bathroom, a washroom and a terrace. The upper floor features its own separate entrance, yet remains interconnected and includes three rooms with en-suite facilities, living spaces, terraces, a splash pool, distant sea views from the upper terrace and solar panels. Overall, it is a versatile property suitable for a large family, as well as a great opportunity for high rental returns. It also offers excellent potential for use as a guesthouse or rental investment. A garage is also included in the price.

Ref. 926599



PENTHOUSE IN MOSTA

€575,000 | Call Paola on 79213430

A bright and airy penthouse in Mosta, offering a spacious three-bedroom layout with a large terrace. This is a fantastic opportunity to acquire a well-designed, fully furnished home, ideal for comfortable family living. The property comprises three spacious bedrooms, a main bathroom and an en-suite, providing both practicality and convenience. A bright and spacious living, kitchen and dining area creates a warm and inviting atmosphere throughout. One of the standout features is the large private terrace, perfect for outdoor entertaining or relaxing. The property also enjoys ownership of its airspace, offering excellent potential for future development. An optional one-car lock-up garage is available for secure parking or additional storage. **Ref. BL926899**

3 Bedrooms | 2 Bathrooms | 145m²



APARTMENT IN VITTORIOSA

€1,490,000 | Call Bertille on 79476640

Set directly on the seafront, this exceptional apartment commands breathtaking, uninterrupted views of the Grand Harbour, Kalkara and Valletta - offering a rare opportunity to own a home in one of Malta's most picturesque and sought-after locations. Finished to the highest standards, the property welcomes you into a spacious open-plan living area that seamlessly combines a stylish sitting room, dining space and fully equipped kitchen, all leading onto a beautiful terrace. The apartment features three generously proportioned bedrooms, two of which are double, including an impressive master suite complete with its own sitting area and a luxurious en-suite shower. Additional comforts include a large main bathroom, a separate washroom and a dedicated storage room, all thoughtfully designed for both practicality and refined living. Further enhancing this unique residence is a private car space. **Ref. SJ9268498**

3 Bedrooms | 2 Bathrooms | 205m²

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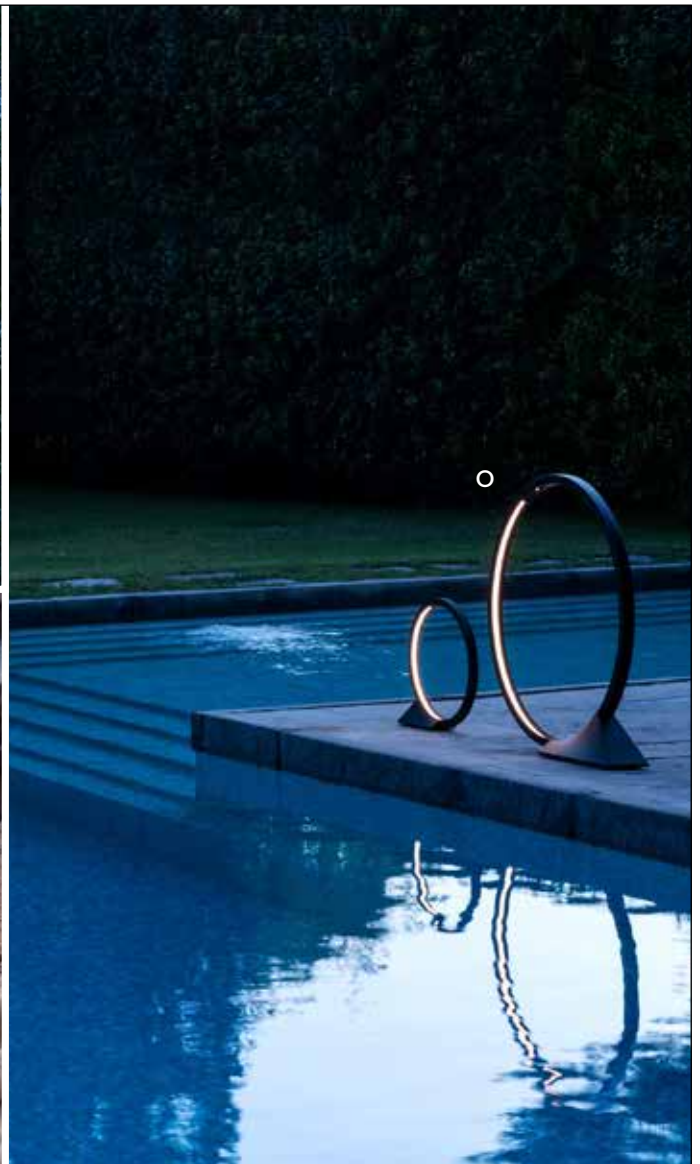




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SENGLEA

€525,000 | Call Simon on 79207570

Situated in historic Senglea, just a short stroll from the picturesque Gardjola Gardens, this beautifully well maintained townhouse enjoys a unique setting along one of the city's charming stepped alleyways, offering an authentic Maltese lifestyle. Finished throughout with elegant travertine flooring, the property welcomes you with a spacious entrance hall currently used as a home office. The ground floor further comprises a guest bathroom, a fully equipped kitchen with adjoining pantry, an internal yard, and a bright open-plan living and dining area ideal for everyday living and entertaining. A versatile one-room basement adds further appeal, suitable as a wine cellar, gym, wellness area, or additional storage. Spread across multiple levels, the property features three generously sized bedrooms, each with its own private en-suite bathroom, ensuring comfort and privacy. At roof level, a convenient washroom and a delightful roof terrace with wonderful harbour views provide the perfect setting for outdoor dining and relaxation. Whether as a distinctive family home or an investment opportunity for the short- or long-let rental market, this exceptional Senglea townhouse offers a rare opportunity.

Ref. 75-9269537



3 Bedrooms



4 Bathrooms



113m²

TOWNHOUSES

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BIRKIRKARA

€440,000 | Call Daniel on 79979984

This charming corner townhouse, set in the heart of Birkirkara, seamlessly blends over a century of character with the comfort of modern living. The property is being sold fully furnished and ready to move into, making it an ideal turnkey home. Upon entry, the ground floor features a bright open-plan kitchen, living and dining area, complemented by a main bathroom. The first and second floors house well-proportioned bedrooms, one of which benefits from an en-suite bathroom. At roof level, the property enjoys pleasant open views across the town, offering an ideal space for relaxation or entertaining. A rare opportunity to acquire a thoughtfully updated home that retains its original charm in a central and sought-after location.

Ref. 925389



2 Bedrooms



2 Bathrooms

GUDJA

€395,000 | Call Kurt on 99011640

This charming townhouse in the quaint village of Gudja (UCA) is now available for sale. Featuring two bedrooms - one single and one double - it is ideal for a small family or a couple. The ground floor offers a combined kitchen, living and dining area, while the first floor includes two bedrooms, with the main enjoying an en-suite shower, as well as a family bathroom. Being sold fully furnished, the property is bright and welcoming, with natural light throughout and pleasant town views. It also benefits from two terraces, ideal for outdoor living. Thanks to its prime location close to amenities and transport links, this home also makes an excellent rental investment. A well-maintained, move-in-ready property with great potential. Freehold.

Ref. 40-9269262



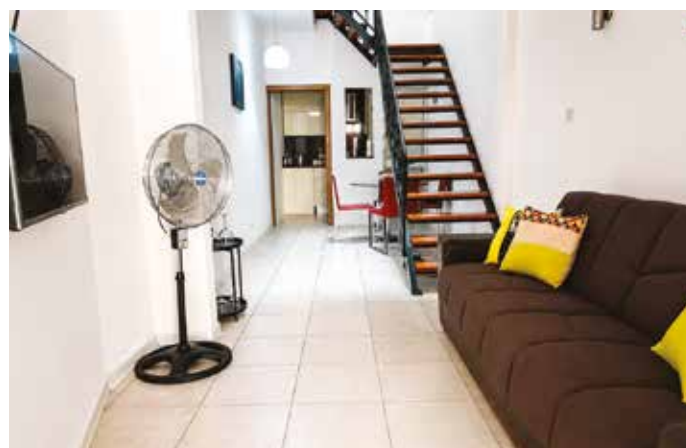
2 Bedrooms



2 Bathrooms



100m²



ZEJTUN

€645,000 | Call Simone on 77557766

This exceptional corner townhouse is located within an urban conservation area in the heart of Zejtun. The ground floor includes a spacious room prepared for a kitchen and dining area with all electrical and plumbing works completed, as well as another versatile room ideal as a home office, clinic (with separate entrance), bedroom, gym or playroom. A further large room, intended as the main living area, opens onto a charming internal courtyard and cellar. The first floor offers four bedrooms, a main bathroom, washroom, en-suite shower room and box room, providing excellent family space. At roof level, a second kitchen and lounge lead onto a private roof terrace with mature plants and generous entertaining space, enjoying year-round usability. **Ref. 30-9269319**

 5 Bedrooms
  2 Bathrooms
  250m²



SLIEMA

€2,150,000 | Call Mazen on 99456804

This unique, beautifully converted corner townhouse is set on a quiet street in the heart of Sliema. Blending original features with modern comfort, it is currently run as a successful guesthouse and includes a brand new, fully self-contained one-bedroom apartment at roof level with large terraces. There is also potential to install a lift and to further develop the existing airspace. The ground floor features a wide entrance hall, two double bedrooms, a master bathroom and a modern kitchen/dining area leading to an internal courtyard. It also includes a street-level, interconnected one-car garage and a second entrance with access via a traditional garigor staircase to a terrace and the roof apartment. Upstairs, the first floor offers a bright corner living room with balconies, a mezzanine reading area, two additional double bedrooms (one with en-suite and one with a traditional Maltese balcony) and a main bathroom. **Ref. 924718**

 5 Bedrooms
  4 Bathrooms

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SOLE
AGENCY



3 Bedrooms



2 Bathrooms

SIGGIEWI

€1,100,000 | Call Marisa on 79979945

This highly finished and fully furnished converted house of character combines traditional charm with modern comfort. The ground floor features an entrance hall leading to a spacious kitchen and dining area opening onto a private yard with BBQ area, a separate living room, guest bathroom, and a versatile study that can be converted into a fourth bedroom. Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with en-suite and walk-in wardrobe, along with a main bathroom. Completing this charming home is a spacious washroom, two roof gardens enjoying beautiful open town views, and the option of a two-car garage for rent, adding further convenience in this desirable location.

Ref. 924001

HOUSES OF CHARACTER

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GHAXAQ

€725,000 | Call Ritan on 79701900

Nestled in a quiet alley within the UCA area, this beautifully converted corner house of character combines timeless Maltese charm with modern comfort. The property is filled with natural light and offers a practical layout. The entrance leads to a central courtyard, a living room, separate kitchen and formal dining room ideal for entertaining. Upstairs, the property offers two bedrooms, two bathrooms and a washroom/box room, along with a full sunroof featuring four solar panels and ownership of airspace. Meticulously converted, the home benefits from new doors and wooden windows, plastering works and air-conditioning throughout. It also offers excellent potential to extend or convert into a three-bedroom residence.

Ref. MS9268516



2 Bedrooms



2 Bathrooms



160m²

COSPICUA

€895,000 | Call Simon on 79207570

Spread across three floors and benefiting from three separate entrances, the property also offers excellent potential for a self-contained flatlet without affecting the existing three-bedroom layout. The main entrance leads to a charming courtyard with mature pomegranate and olive trees, while an original staircase connects all levels. The middle floor includes a kitchen and dining area overlooking the courtyard, a bathroom, sitting room and a bedroom with terrace access. An intermediate level hosts a second bedroom, while the upper floor features a spacious living room with 4.6m ceilings opening onto a large terrace, plus an additional bedroom and bathroom. The roof enjoys panoramic views of the Three Cities, Valletta and the harbour, with further development potential subject to planning. The ground floor offers three additional rooms with multiple possible uses. Ref. 75-9268943



3 Bedrooms



2 Bathrooms



230m²



GHAXAQ

€625,000 | Call Ritan on 79701900

Bright, airy and beautifully maintained, this modern penthouse is set in a small block of just three units and enjoys abundant natural light throughout. The layout includes three bedrooms (main with en-suite), a main bathroom and a box room. A separate living area opens onto a front terrace, while the spacious kitchen, breakfast and dining area forms the heart of the home. A back terrace is also available for laundry use. The property is freehold and offers the option of a spacious three-car semi-basement garage with storage rooms, an electric door and lift access. It also enjoys ownership of the roof, with permits in hand for a pool and solar panels, adding excellent future potential.

Ref. CO9268647



3 Bedrooms



2 Bathrooms



150m²



KAPPARA

€680,000 | 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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SCIROCCO HEIGHTS

€458,000 | Call Daniel on 99220208

Located in a central and convenient area of Birzebuga, this newly built one-bedroom apartment offers approximately 48.9m² of internal space and access to a rooftop area with potential for a pool. Just a short walk from bus stops, the beach and a variety of shops, the property is ideal for those seeking a practical and well-connected lifestyle. The apartment is being sold furnished and features a bright open-plan kitchen, living and dining area, as well as a main bathroom. Set within a quiet residential block, the property enjoys plenty of natural light throughout, along with both sea and garden views. This is an ideal opportunity for first-time buyers or as a rental investment.

Ref. 921928



1 Bedroom



1 Bathroom



48.9m²



XGHAJRA

€425,000 | Call Lino on 79979930

Located in Xghajra, just a few steps from the promenade, this penthouse enjoys lovely sea views and a peaceful coastal setting. Situated on the fourth floor and served with a lift, this two-bedroom property offers a comfortable and practical layout. The accommodation comprises an open-plan kitchen, living and dining area, a main bathroom and an en-suite with the main bedroom. The property further benefits from a large front terrace and a back terrace, providing ample outdoor space for relaxation and entertaining. Additionally, the penthouse enjoys ownership of its airspace, offering the potential to develop an additional level. An optional garage, equipped with a power charging point for electric cars, is also available. Freehold. This property is ideal as a comfortable residence or a smart rental investment, with its prime location and generous outdoor spaces making it perfect for enjoying the coastal lifestyle.

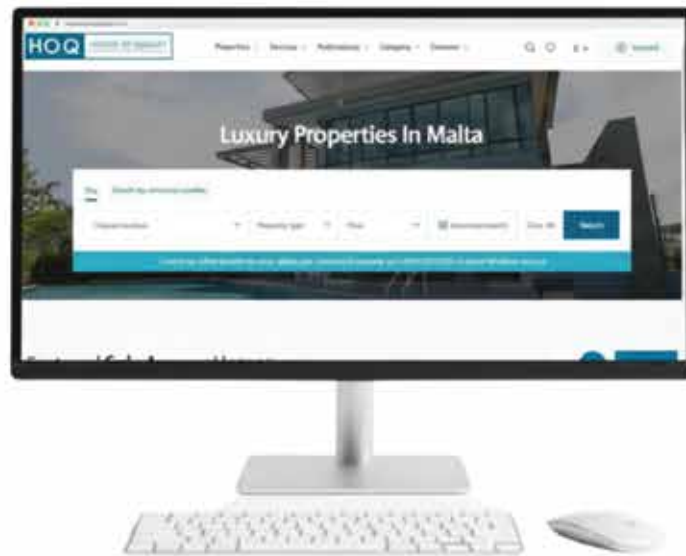
Ref. 924492



2 Bedrooms



1 Bathroom



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ST PAUL'S BAY

€350,000 | Call Christine on 99027465

A perfect rental investment in the heart of St Paul's Bay. You will find no difficulty renting this three-bedroom property, which features two separate bathrooms, a kitchen and spacious sitting and living areas, as well as a sizable backyard. The property is located in a highly desirable area, close to all amenities and within walking distance of the promenade. This property also offers excellent long-term rental potential, making it a smart choice for investors. Its practical layout and prime location ensure consistent demand all year round. Being offered in a central location, it appeals to both families and professionals alike. Early viewing is highly recommended. **Ref. 925581**



3 Bedrooms



2 Bathrooms



GZIRA

€380,000 | Call Moira on 99436492

Situated in the heart of Gzira, within walking distance of all amenities and the main waterfront promenade. Currently operating successfully as a short-let property and fully set up for this purpose, it is being sold with a valid MTA licence, making it a ready-to-go investment. The accommodation comprises a welcoming open-plan living and dining area leading to a spacious double bedroom. Adjacent to the bedroom is a versatile dressing room/study, which can be adapted to suit various needs. The property also features a fully equipped kitchen, a bathroom with a shower and a private backyard. Stairs from the backyard lead to a lovely outdoor terrace, perfect for relaxing or entertaining. Being sold fully furnished, this property combines comfort, convenience and strong investment potential in one of Malta's most sought-after locations.

Ref. 75-9270251



1 Bedroom



1 Bathroom



SLIEMA

€875,000 | Call Teresa on 99293739

Just a two-minute walk to the Sliema promenade and the beautiful seafront, this square-layout apartment offers a well-balanced and practical living space. The property comprises three double bedrooms, two of which lead onto the terrace. The kitchen is separate from the living and dining area, providing a functional and well-defined layout. The apartment enjoys excellent natural light, thanks to a large back balcony and a massive front terrace. A must-view property, ideal both as a residence or a rental investment. Its prime location ensures strong demand all year round. The generous outdoor space also makes it perfect for entertaining or relaxing. Being offered in a highly sought-after area, this property presents a solid and attractive opportunity. **Ref. 01-201482**



3 Bedrooms



2 Bathrooms



190m²

MERCURY TOWERS

€825,000 | Call Thomas on 99316060

Set on the 20th floor of the iconic Mercury Tower, this exceptional one-bedroom apartment forms part of one of Malta's most prestigious luxury developments. Facing south, the property enjoys spectacular sea views, along with sweeping panoramas of Sliema, Manoel Island and Valletta. Spanning 68m², the thoughtfully designed layout features an open-plan kitchen, living and dining area that extends onto a private terrace, perfect for taking in the stunning surroundings. The apartment also includes a generously sized bedroom, a modern full bathroom and a practical laundry area. Fully furnished, air-conditioned and ready for immediate occupancy, this residence offers both comfort and style. Residents also benefit from access to world-class amenities, including a swimming pool, gym and 24/7 concierge service. This property represents an excellent investment opportunity, with strong rental demand in this prime location. **Ref. 30-200693**



1 Bedroom



1 Bathroom



68m²



MERCURY TOWERS

€845,000 | Call Nicholas on **79284030**

Mercury Towers, designed by the world-renowned Zaha Hadid Architects, is one of Malta's most iconic residential landmarks. This fully furnished corner apartment features an elegant open-plan layout with high ceilings, floor-to-ceiling windows and a spacious terrace enjoying breathtaking panoramic views of Valletta, St Julian's Bay and the Mediterranean Sea. Residents benefit from a private entrance, a 24/7 concierge service and exclusive luxury amenities, including swimming pools, a state-of-the-art gym, spa facilities and renowned restaurants, creating an exceptional urban lifestyle experience in one of Malta's most prestigious addresses.

Ref. 01-9269133



1 Bedroom



1 Bathroom



THE SHORELINE

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

Experience the epitome of luxury living within a special designated area with this unparalleled three-bedroom seafront residence, nestled in an exclusive mixed-use development. Enjoy the benefits of open spaces, a communal pool, a sophisticated shopping mall, secure underground parking and serene pedestrian areas. Boasting a remarkable layout, this southeast-facing property stands out for its unique design. All three bedrooms, as well as the open-plan kitchen, living and dining area, seamlessly connect to the expansive main terrace, offering breathtaking views of the open sea and vibrant piazza. Additional features include three walk-in wardrobes, 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. **Ref. 715141**



3 Bedrooms



2 Bathrooms



MSIDA

€320,000 | Call Adrian on 99326402

This well-maintained 1-bedroom apartment offers a practical squarish layout, maximising space and natural light. The open-plan kitchen, living and dining area leads onto a spacious front terrace with two awnings, creating the perfect setting for outdoor dining, entertaining or relaxation. The double bedroom includes a TV, while the property also features a main bathroom and a rear terrace with a storage unit and washing machine for added convenience. Two large built-in cupboards provide ample storage throughout the home. Fully air-conditioned and equipped with all essential appliances, this apartment is ready to move into and offers a comfortable, low-maintenance lifestyle. An optional one-car lock-up garage is also available. **Ref. 918053**



1 Bedroom



1 Bathroom

IBRAG

€648,000 | Call Anthony on 79979938

A fantastic opportunity to acquire a large apartment measuring over 150m², being sold fully furnished. The property benefits from high soffit ceilings, three generously sized bedrooms, a main bathroom, an en-suite and a practical utility room. The layout comprises a welcoming entrance hallway leading to a bright and spacious open-plan kitchen, dining and living area with a front balcony. Further accommodation includes a main bathroom, a laundry room and three large bedrooms, with the master bedroom benefiting from an en-suite. This property is being offered freehold. It is an ideal family home or rental investment, offering generous indoor space in a well-designed layout. **Ref. 30-201715**



3 Bedrooms



1 Bathroom



SWIEQI

€490,000 | Call Christine on 99027465

A very spacious three-bedroom apartment situated in the highly sought-after area of Swieqi/Ibrag. The accommodation comprises an open-plan sitting, dining and kitchen area, a main bathroom, three sizable bedrooms with the master bedroom enjoying an en-suite shower and a laundry room. Ideal as a rental investment or for a first-time buyer wishing to be located in a central part of the island, close to all amenities, including shops, restaurants, banks and schools. The property also offers excellent rental potential due to its prime location and practical layout. Its generous proportions make it a comfortable home for families or those seeking extra space.

Ref. 9268451



3 Bedrooms



2 Bathrooms



170m²



ATTARD

€835,000 | Call Aaron on 99200068

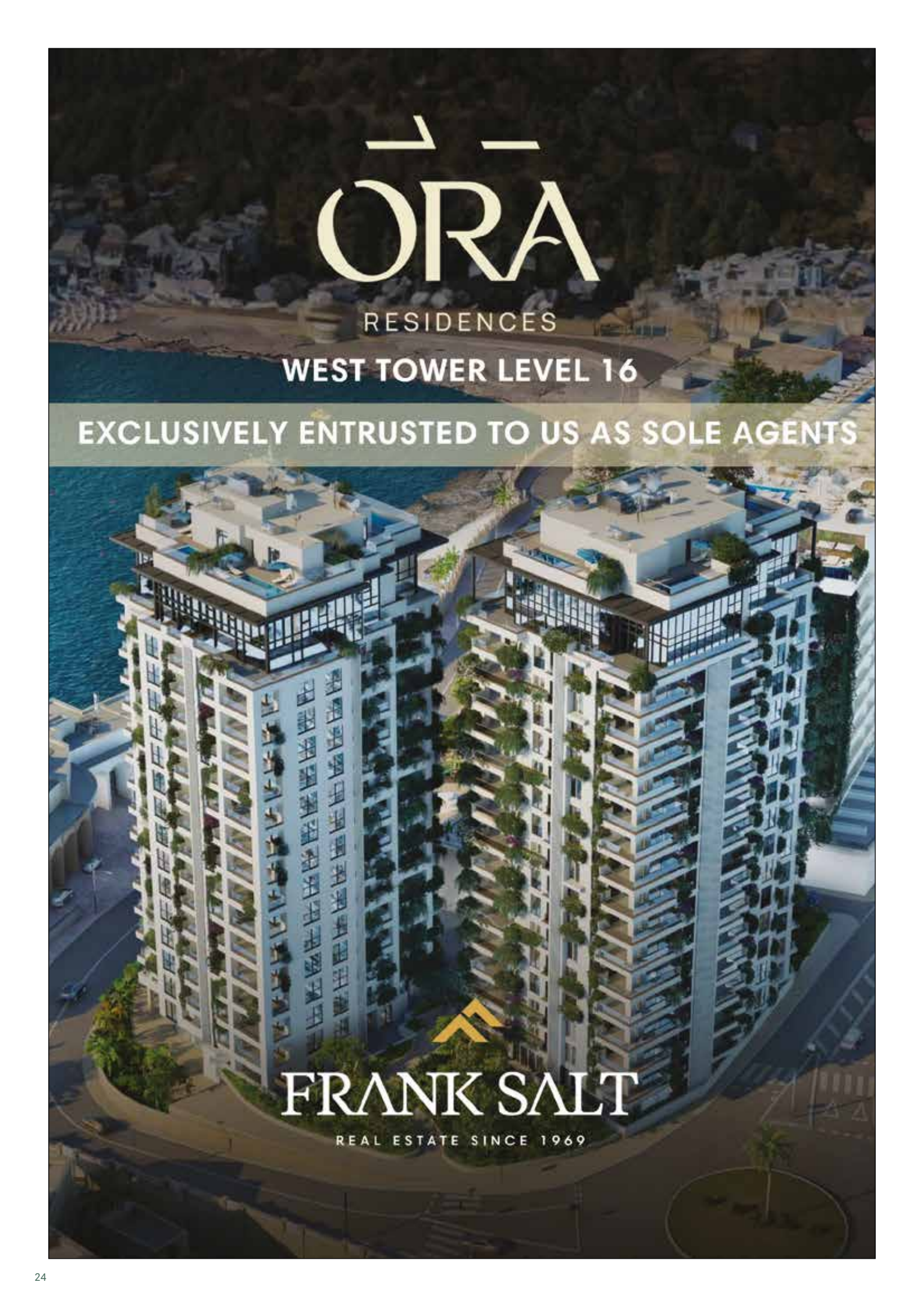
Located in a very good area of Attard, this apartment offers a larger-than-usual square layout. Upon entering the property, one is welcomed by a very spacious living area and a large kitchen, both leading onto a good-sized balcony. The apartment features three large bedrooms (the main with an en-suite and walk-in wardrobe) and two additional bathrooms. Further benefits include air conditioning throughout, excellent finishes and a private one-car garage space at basement level. The location is inland yet conveniently close to bus stops and shops, making daily errands straightforward. With privacy ensured and all amenities nearby, this Attard apartment is a comfortable and practical choice for those seeking a ready-to-move-in home in a central location. Ref. 926382



3 Bedrooms



3 Bathrooms



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ORA RESIDENCES

€1,250,000 | Call Thomas on **99316060**

Modern and spacious two-bedroom, two-bathroom apartment located within the prestigious Ora Residences in St Julian's. The property features a bright open-plan kitchen, living and dining area, while the main bedroom includes an en-suite and a walk-in wardrobe. A highlight of the apartment is the large 19m² front terrace, enjoying beautiful sea views - ideal for outdoor dining, entertaining, or simply relaxing. This property is an excellent choice as a stylish home, holiday retreat, or investment opportunity. A one-car space is included. Finished to high standards throughout, this apartment offers both comfort and elegance in one of Malta's most sought-after locations. **Ref. 30-9269053**



2 Bedrooms



2 Bathrooms



152m²



SLIEMA

€750,000 | Call Ian on **79403546**

This beautifully finished and fully furnished 200m² apartment is ideally located in the heart of Sliema, within the UCA area and is ready to move into. The property features a spacious open-plan, fully equipped kitchen, living and dining area, perfect for both everyday living and entertaining. It comprises three double bedrooms, two with walk-in wardrobes, along with two bathrooms (main and en-suite), a utility room, a front terrace and two rear balconies serving the bedrooms. A private car space further complements this exceptional home, offering added convenience in this highly sought-after location. **Ref. 30-9270560**



3 Bedrooms



2 Bathrooms



200m²





COSPICUA

€380,000 | Call Anki on 99421177

A very bright and airy third-floor apartment, featuring patterned floor tiles and retaining some traditional features, located close to all amenities and the seafront. This charming property is equally suitable as a residence or as a long-let or short-let investment. It comprises a comfortable open-plan living area leading onto a front balcony, a slightly separated kitchen equipped with reverse osmosis, a shower room, a small study and a well-proportioned double bedroom leading onto a wide back balcony. Furthermore, a washroom is located at fourth-floor level, with access to a shared roof. The property is being offered freehold. The apartment benefits from an abundance of natural light throughout, enhancing its warm and inviting atmosphere. **Ref. 35-9269189**



1 Bedroom



1 Bathroom



58m²

SWIEQI

€690,000 | Call Mazen on 99456804

Situated in the highly sought-after area of Swieqi, this well-appointed second-floor apartment offers comfort, space and convenience in a prime location. The property features a bright, open-plan kitchen, living and dining area leading onto a front terrace, ideal for outdoor dining or relaxation. The apartment comprises three double bedrooms, including a master bedroom with an en-suite and walk-in wardrobe, as well as a study and a main bathroom. Additional practical spaces include a washroom, pantry and a back balcony. The apartment is fully furnished and fully equipped, ready for immediate occupancy and is served by a lift for added convenience. Complementing the property is a two-car lock-up garage, a valuable asset in this location. **Ref. IB9268765**



3 Bedrooms



2 Bathrooms



220m²



BUGIBBA

€405,000 | Call Maryse on **79704013**

A finished penthouse with full airspace, situated on the seventh floor in a quiet street in Bugibba. This modern property offers a comfortable layout with two bedrooms and a well-sized bathroom. The open-plan dining and living area provides ample space for entertaining and everyday living and leads onto a spacious front terrace, perfect for relaxing or outdoor dining, while a back balcony adds further outdoor space. Finished to a good standard, this penthouse ensures both comfort and privacy. With full roof ownership, the property offers excellent investment potential, as an additional floor can be constructed, transforming the current penthouse into a three-bedroom apartment while adding another penthouse at a higher level. **Ref. 925577**



PORTOMASO

€2,475,000 | Call Bertille on **79476640**

Situated within the prestigious Portomaso SDA, this seventh-floor residence spans 259m², including a 42.9m² terrace with stunning 180° open sea views. Bright and spacious, the property features a wide frontage leading onto the terrace and a 90m² open-plan kitchen, living and dining area. The accommodation includes a study, guest cloakroom, main bathroom, laundry room and three double bedrooms, with the principal suite enjoying en-suite facilities and private terrace access. Residents benefit from access to the marina, infinity pool, beach club, Hilton Malta facilities and 24-hour security, all within walking distance of top amenities. A rare opportunity to own a prime seafront home in one of Malta's most exclusive developments.

Ref. 01-9270488





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NAXXAR

€400,000 | Call Alexia on **79979921**

Spacious second-floor apartment in a central location in Naxxar, close to bus stops, shops and other amenities, with easy access to most localities in Malta. The layout consists of a welcoming sitting and dining area with a front balcony, a large separate kitchen, a main bathroom, a spare double bedroom and a large main bedroom with en-suite facilities leading to a back balcony. The original layout included a third bedroom. This property is very bright and airy, making it an ideal family home. The property offers great potential to be reconfigured back into a three-bedroom layout, making it suitable for growing families. It is being offered freehold, presenting a solid opportunity for both homeowners and investors.

Ref. 80-9268910



MSIDA

€385,000 | Call Richard on **99016306**

Presenting a well-finished, refurbished apartment in the heart of Msida, this spacious property is located on the fifth floor of a modern block served by a lift. The apartment offers a total area of 105.7m², including 90m² of comfortable internal space. The accommodation comprises three generously sized bedrooms, including a main bedroom with an en-suite and a second bathroom for added convenience. The large living, dining and kitchen area provides an inviting space for relaxation. Residents will enjoy plenty of natural light throughout, as well as three balconies - one at the front and two at the back. Additional features include air-conditioning and close proximity to bus stops, shops and all daily amenities. This furnished apartment is ideal for those seeking a central, move-in-ready home in Msida with all essential comforts. **Ref. 926134**



MERCURY TOWERS

€690,000 | Call George on 79497504

This unique residence offers access to an exceptional range of amenities, including indoor and outdoor swimming pools, a state-of-the-art spa, hotel services, dining and entertainment venues, underground parking and more. Located within a special designated area, 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 58m² and features a well-designed square layout. It comprises a fitted open-plan kitchen, living and dining area opening onto a private front terrace enjoying open views, a double bedroom, a washroom and a shower room. **Ref. 923934**



1 Bedroom



1 Bathroom



ST JULIAN'S

€1,375,000 | Call Andre on **99000625**

This spacious seafront apartment, located in the sought-after area of St Julian's. The apartment features a well-designed layout with plenty of natural light and multiple terraces to step out onto. The apartment includes a very spacious lounge and dining area, a study area, a separate kitchen, three bedrooms (all with walk-in spaces) and three bathrooms/showers, two of which are en-suites. Conveniently located in the heart of St Julian's, the property is within walking distance of a wide range of amenities, including shops, restaurants and entertainment options. The area is also well connected to other parts of the island through efficient public transport links.

Ref. 90-9269136



3 Bedrooms



3 Bathrooms



290m²



THE SHORELINE

€595,000 | Call Ian on **79403546**

A 60m², wide-fronted one-bedroom apartment enjoying direct sea views, set within an exclusive mixed-use seafront development featuring open spaces, a communal pool, shopping mall, underground parking and pedestrian areas. The layout comprises an open-plan kitchen, living and dining area and a double bedroom with a walk-in wardrobe - both enjoying sea views - along with a main bathroom, en-suite and a very large front terrace. Finished to high standards, the property offers a bright and airy atmosphere throughout. Its prime waterfront location ensures excellent rental potential and long-term value. An ideal buy-to-let investment or pied-à-terre. **Ref. 320344**



1 Bedroom



1 Bathroom



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ORA RESIDENCES

€1,195,000 | Call Nicola on **79979960**

For sale is this lovely, brand-new two-bedroom apartment, featuring a spacious terrace overlooking St George's Bay, situated within one of the most exclusive addresses, ORA Tower East. The property offers a modern layout designed for comfortable living, with high-quality finishes throughout. Large apertures allow plenty of natural light to flow in, enhancing the sense of space and openness. An optional one-car garage is available at an additional €60,000. This property is ideal as a luxurious residence or a high-end rental investment in a prime location. Residents also benefit from the prestigious surroundings and proximity to top amenities, restaurants and entertainment hubs. **Ref. 926350**



2 Bedrooms



2 Bathrooms



KALKARA

€395,000 | Call Simon on **79207570**

Set in a quiet and charming neighbourhood just moments away from the picturesque Kalkara promenade, this fully finished second-floor corner apartment offers comfort, natural light and a highly desirable location. Forming part of a small, well-kept block of only three units and served by a lift, the property enjoys an abundance of natural light throughout, with all main rooms externally facing. The layout comprises a welcoming open-plan kitchen, dining and living area leading onto a balcony. The apartment also includes a main bathroom, a practical storage room and three well-sized bedrooms, with the master bedroom benefiting from an en-suite and a private balcony. This property is an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a solid rental return in a sought-after area. Viewings are highly recommended. **Ref. 75-201843**



3 Bedrooms



2 Bathrooms



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SLIEMA

€540,000 | Call Daniel on **99220208**

Located on the fourth floor of a recently refurbished block in the heart of Sliema's bustling office and retail district, this well-planned apartment represents an excellent rental investment or an ideal pied-à-terre for those seeking practicality and easy living in one of Malta's most vibrant locations. Situated in the highly sought-after Tigné area and facing The Point Shopping Mall, the property enjoys pleasant town views and measures approximately 90m². The layout comprises an entrance hall leading to a bright open-plan kitchen, living and dining area with a front-facing balcony, followed by a guest shower room and two double bedrooms, with the main bedroom enjoying en-suite facilities.

Ref. 90-9269064



SLIEMA

€699,000 | Call Aaron on **99200068**

Just minutes away from the Sliema seafront promenade, this exceptional, larger-than-usual three-bedroom apartment is set within a first-class modern development. The generously proportioned kitchen, living and dining area offers a spacious and comfortable environment, while all three bedrooms are double-sized, with the master bedroom benefiting from en-suite facilities. The property also features a useful storage/utility room and a front French balcony overlooking the peaceful communal area. Ideally located, this property makes an excellent family home or rental investment. An optional 16m² one-car lock-up garage is also available. **Ref. 916321**



PENTHOUSE IN QALA

€495,000 | Call Grace on 79887780

Fully furnished, the property is move-in ready, making it an ideal choice for immediate occupancy or as a rental investment. The bright and spacious living area opens onto a large terrace, creating the perfect setting to relax or entertain while taking in the surrounding scenery. The property comprises one bedroom and one bathroom, making it ideal for a single occupant or a couple. The living room also benefits from sweeping country and sea views, enhancing the overall sense of space and tranquillity. A key feature of this property is full ownership of the airspace, offering the potential to build an additional floor and providing an excellent opportunity for future expansion or development. Additionally, the penthouse comes with a car space, ensuring convenient and secure parking.

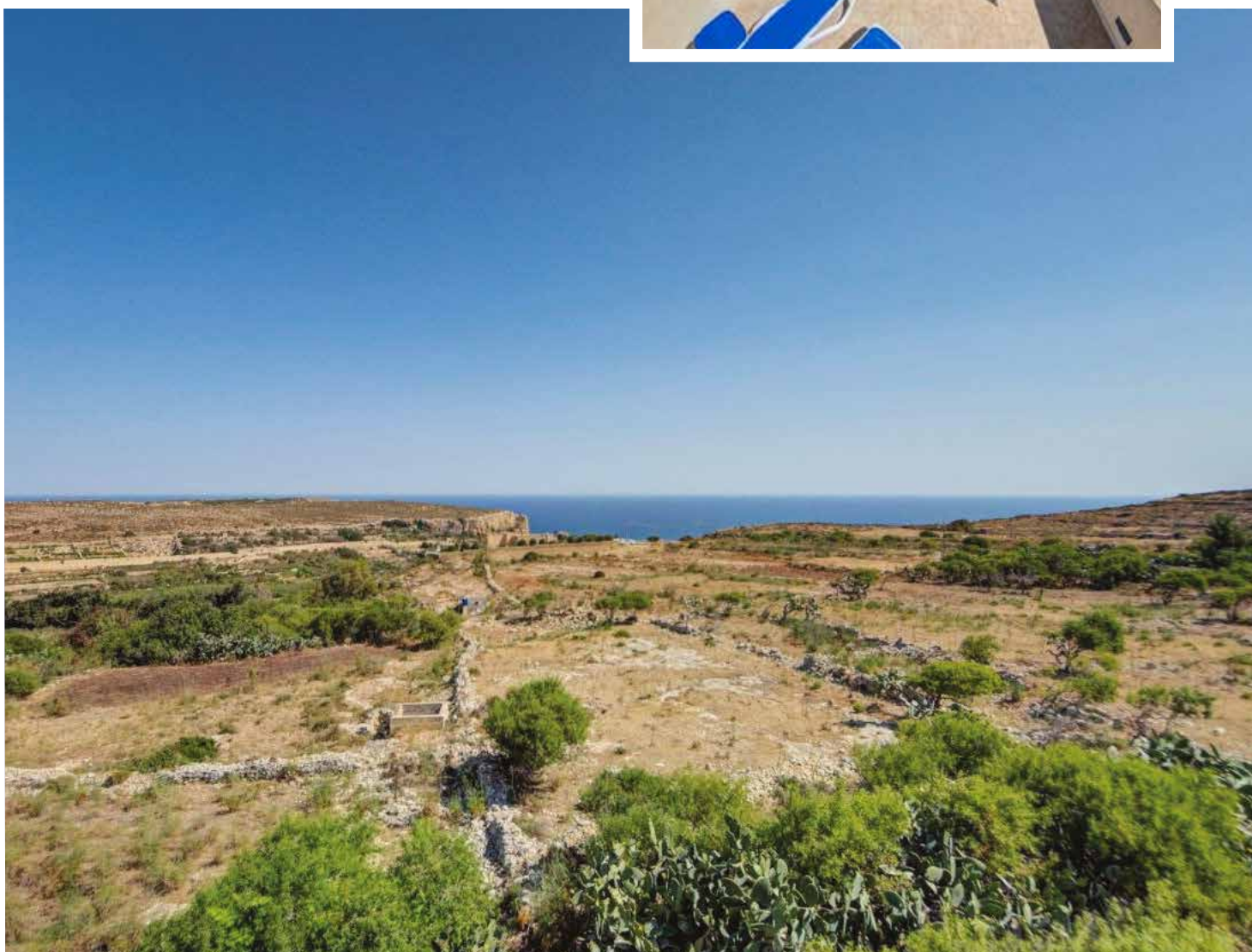
Ref. 10-9268991



1 Bedroom



1 Bathroom





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. Designed to accommodate a family in luxury and comfort, it is finished to designer standards using top-quality materials throughout. With its exceptional finishes and fittings, this property presents itself as the perfect family home, offering easy access to all amenities, bars and restaurants. The accommodation comprises an entrance hall leading to a spacious living area featuring a magnificent open fireplace and overlooking the pool and outdoor area. The ground floor also includes a bedroom with a beautiful en-suite bathroom, a study and a main bathroom. A staircase leads to the upper floor, where 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 semi-basement three-car garage and a gym. Additional features include marble floors, a marble-built fireplace, designer light fittings, top-quality bathrooms, heavy-duty apertures and fitted bedroom furniture. A truly superb property. **Ref. GL926866**




3 Bedrooms


4 Bathrooms


320m²

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APARTMENT IN VICTORIA

€372,000 | Call Karen on 99437257

This beautifully presented 145m² fully furnished apartment in Victoria offers an exceptional combination of space, comfort and location. Situated just steps away from Barts Hospital and nearby schools, the property enjoys the convenience of being within walking distance to the town centre while still being tucked away in a quiet residential neighbourhood, with ample parking available nearby or directly in front. Set within a small, well-maintained block of only seven units, the apartment features three generously sized bedrooms, a main bathroom, an en-suite and a separate utility room. A wide hallway leads to a bright, expansive open-plan kitchen, living and dining area, which seamlessly extends onto a front-facing balcony/terrace - creating a warm and inviting space perfectly suited for comfortable family living and entertaining. **Ref. 117250**



3 Bedrooms



2 Bathrooms



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

GOZO

PENTHOUSE IN QALA

€390,000 | Call Darren on **79022319**

Situated in a quiet residential area of Qala, this spacious home is truly one of a kind. The property welcomes you with a bright open-plan kitchen, living and dining area that flows onto a large front terrace, perfect for relaxing or entertaining while enjoying distant side views. The south-facing frontage allows natural light to fill the home throughout the day, creating a warm and inviting atmosphere. The layout offers three bedrooms, including a main bedroom with en-suite facilities, a separate bathroom and a back terrace connecting two of the bedrooms. This property is being sold fully furnished, fully air-conditioned and ready to move into. Measuring over 160m², it is an ideal family home. Optional garages are also available. **Ref. 922863**



3 Bedrooms



2 Bathrooms



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