



FRANK SALT

REAL ESTATE SINCE 1969



FRANK SALT PROPERTY NEWS

ISSUE 184



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EDITORIAL

DEAR READERS,

The Maltese property market continues to impress with a remarkable surge in sales and a continuous display of resilience. Despite facing potential overseas challenges and additional pressures due to persistent inflation, the Maltese property market has remained immune and unwavering. This stability highlights the market's solid foundation and its ability to withstand external pressures, thus inspiring confidence in both local and international investors.



As a result, the first six months of this year have witnessed a robust demand across various segments, underpinned by a growing economy, upbeat investor sentiment, increase in demand from foreigners seeking residence and citizenship, and the significant growth in the rental sector.

The year 2023 commenced on a high note for the Maltese property market, with a strong kickoff in property sales. What's even more impressive is that the momentum has continued unabated through the first half of the year. The consistent demand across various segments is a testament to the market's allure and resilience. One of the primary drivers of the property market's success has been the implementation and retention of tax incentives to support first-time buyers, second-time buyers, and those choosing to invest in urban conservation areas, effectively boosting property sales. Such measures have proven instrumental in expanding the buyer pool and encouraging investment in unique and historically significant areas.

Beyond property sales, the rental market has experienced substantial growth, reflecting a soaring demand for rental properties. As demand outpaces supply, we extend an invitation to anyone with properties available for rent to contact us. This unparalleled demand has also benefited buy-to-let investors, who can enjoy immediate returns on their investments, with rental yields ranging between 4% to 5%, coupled with an impressive capital appreciation of around 6%.

With an extensive selection of residential and commercial properties on our database, we proudly extend an invitation to all those in search of their first home, or a second home to accommodate a growing family, as well as investors looking for a secure investment. Our team of trained, experienced, and local experts is poised to provide unparalleled assistance in navigating the diverse and flourishing Maltese property market.

With unwavering demand and a buoyant market, the future of the Maltese property sector looks promising and filled with endless potential and on this note we invite you to view the selection of properties presented on this magazine. You may also visit our web site franksalt.com.mt where you will surely find a much larger selection of properties.

DARREN DE DOMENICO
Director of Operations

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MADLIENA

€2,250,000 | Call Nicholas on 7928 4030

Presenting an impeccably finished semi-detached villa positioned on elevated grounds in one of Malta's most sought-after locales, offering breathtaking country and sea vistas. This exceptional property encompasses a generously proportioned open-plan kitchen, living, and dining area that seamlessly connects to the pool deck and a spacious entertainment zone. It features three double bedrooms, each accompanied by en-suite facilities, and a guest toilet adjacent to the open-plan area. At the semi-basement level, you'll discover an interconnected three-car garage along with two substantial rooms that offer the potential for conversion into a self-contained unit and a gymnasium. This property is offered as freehold. **Ref. 040381**



3 Bedrooms



4 Bathrooms

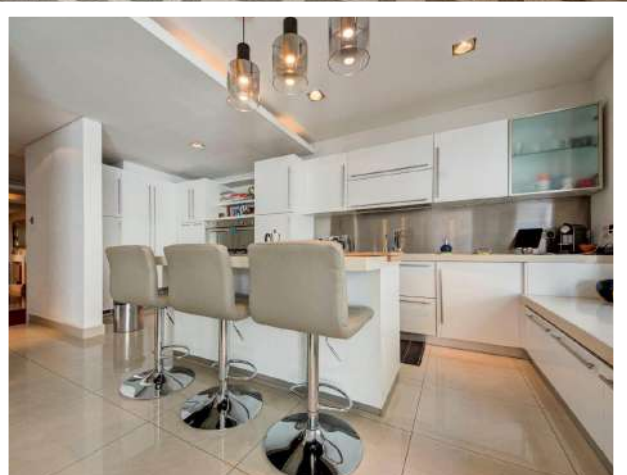




KAPPARA

€1,250,000 | Call Simone on 7755 7766

This lovely property is spread over 374m² and has been recently renovated and lovingly maintained in a pristine state by its present owners. Upon entering the villa, one is immediately struck by the abundance of light that floods the indoors and the volume of space. The ground floor comprises a welcoming hall, with a very generously-sized living room that overlooks the front garden and a guest toilet. Meanwhile, on the other side of the hallway, a large fully-equipped kitchen and dining room overlook the pretty outdoor area, which is a perfect entertaining space. On the first level, one finds a small landing, currently used as a home gym, three bedrooms, of which the master comes complete with an en-suite walk-in shower, a beautiful walk-in wardrobe, and a small balcony overlooking the front garden. On the other side of the landing, there are two other bedrooms, along with a separate family bathroom. Another door leads to the washroom at roof level. This room can be extended to the rear of the roof to accommodate another two rooms, creating a small pied-à-terre or home office. It has a lock-up interconnecting garage with a gated two-car carport and is flanked by other villas on a one-way street. **Ref. 322205**



3 Bedrooms



2 Bathrooms

MARSAXLOKK

€1,200,000 | Call Edera on **9906 5180**

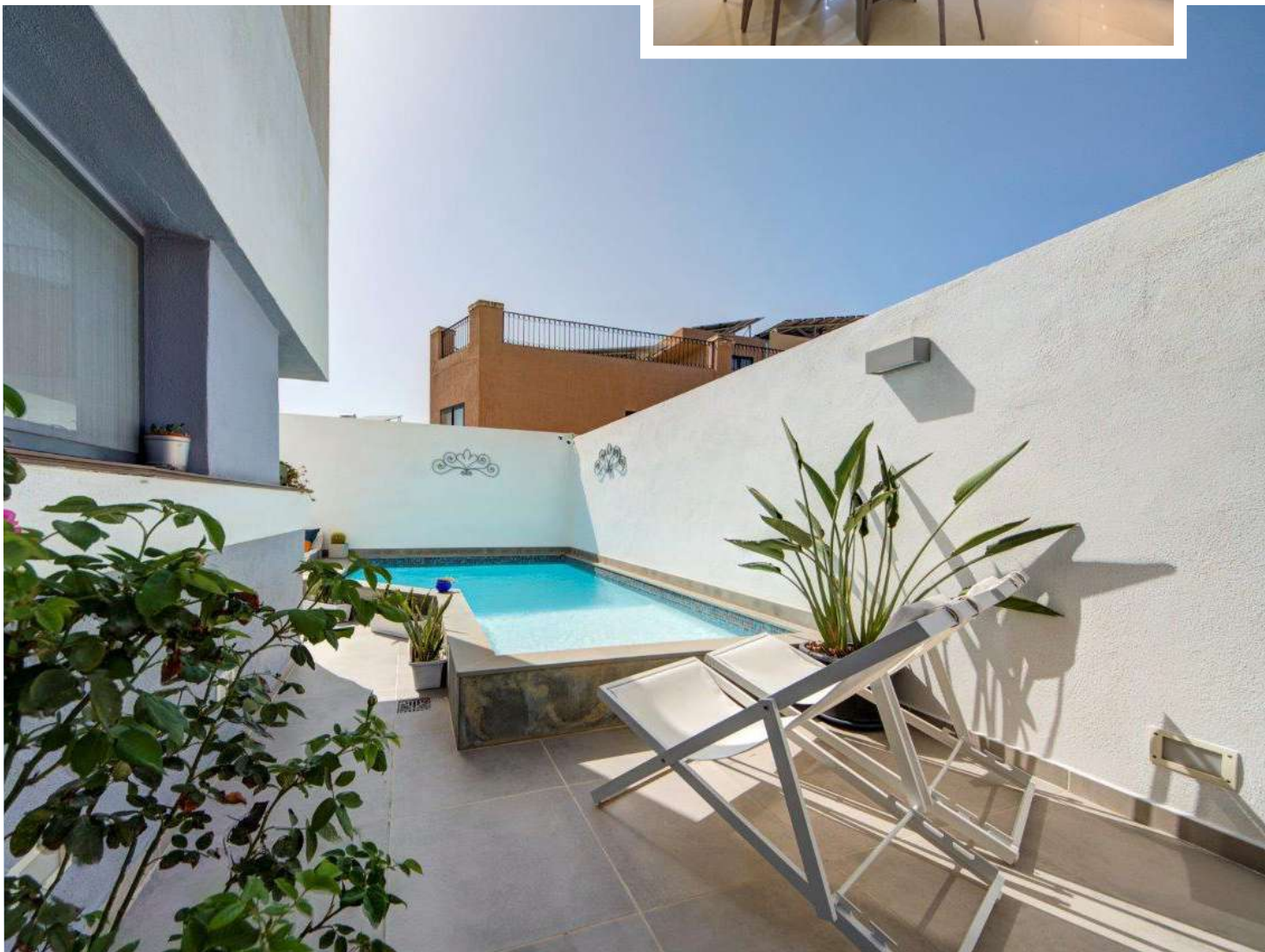
Located on a quaint hill overlooking the beautiful harbour. The villa features a modern staircase leading to the upper floors, an open-concept kitchen, dining, and living room filled with natural light, and an inviting outdoor area with a swimming pool and entertainment space. On the first floor, there are three bedrooms, including a contemporary-designed master bedroom with an en-suite shower and private balcony. The upper floor boasts a spacious room with a separate kitchen, leading to a roof terrace with stunning views. The property includes a 3-car garage at basement level, additional rooms for versatile use, modern finishes and furnishings, and various amenities such as CCTV cameras, an alarm system, solar panels, and air-conditioning. **Ref. 426453**



3 Bedrooms



3 Bathrooms





MANIKATA

€1,860,000 | Call Simone on 7755 7766

This exquisite south-facing semi-detached villa, meticulously furnished to the highest specifications, offers awe-inspiring and breathtaking sea and country views. It is peacefully nestled on a quiet and serene street, situated on a substantial plot size of approximately 350m². The thoughtfully designed layout features a large and inviting open-plan living and dining room, a fully equipped separate kitchen and a convenient guest bathroom. The property also includes a spacious basement, boasting a 5-car lock-up garage, a yard area, and a delightful games room for additional leisure and entertainment. On the first floor, you'll discover three beautifully appointed double bedrooms and a guest toilet. Two of the bedrooms boast luxurious en-suite bathrooms, accompanied by walk-in wardrobes, and private balconies that offer stunning and panoramic country views of Manikata. As you ascend to the roof level, you'll be delighted to find a captivating pool area with ample space for entertaining guests while reveling in the breathtaking panoramic views. To add to its allure, this exceptional property is being offered as a freehold, ensuring full and unrestricted ownership.

Ref. 354335



3 Bedrooms



4 Bathrooms

VILLAS



ATTARD

€1,390,000 | Call Marilyn on **9907 7070**

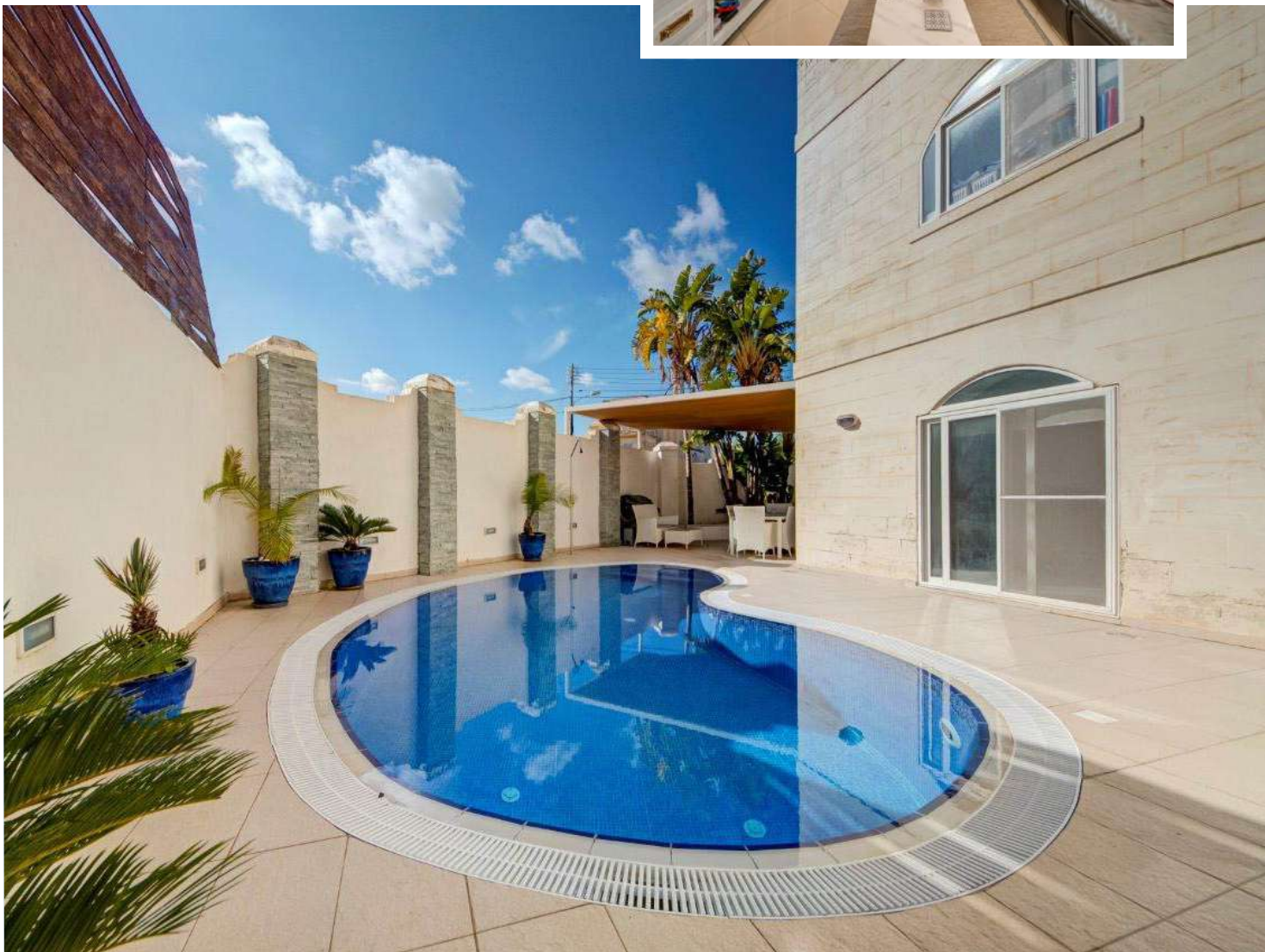
Semi-detached villa measuring 300m², located in the sought-after area of Attard, Misrah Kola. Upon entering, you are greeted by a spacious hall with double height, leading to a kitchen/living and dining room on one side and a separate living room on the other. Additionally, there is a spare shower room and a study. All rooms provide a pleasant view of the outdoor area, which features a good-sized pool, a barbecue area and an outdoor spare toilet. Moving to the first floor, you will discover three double bedrooms, with the main bedroom offering an en-suite, a walk-in wardrobe and a spare bathroom. On the roof level, there is an additional room currently used as a washroom. Included in the price is a one-car street-level interconnected garage. **Ref. 354062**



3 Bedrooms



3 Bathrooms



SWIEQI

€950,000 | Call Joanna on 7949 9374

Presenting a shell form semi-detached villa located in a highly sought-after residential area. This property boasts magnificent open country views from its pool area. The main accommodation comprises a generously sized open-plan sitting, kitchen, and dining room, along with a convenient shower room. There are three double bedrooms, with the main bedroom featuring an en-suite shower. A main bathroom and a roof-level washroom complete the living space. The property also includes a 6-car garage and a storeroom at the basement level. Don't miss this opportunity to own a freehold villa of exceptional quality.

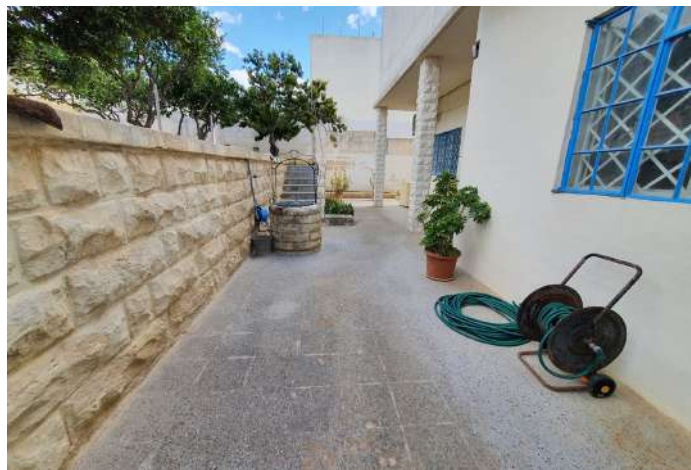
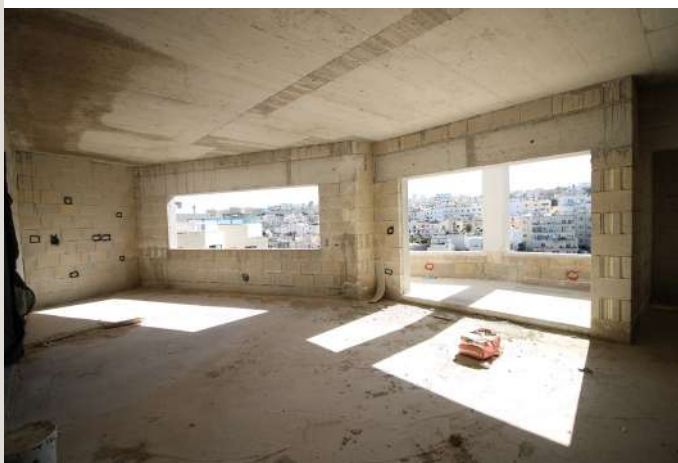
Ref. 322398



3 Bedrooms



2 Bathrooms



RABAT

€1,700,000 | Call Teresa on 9929 3739

Presenting a magnificent villa located in tal-Virtu. Upon entering, you are greeted by a spacious and inviting reception area. To the right, there is a room currently used as a waiting area, a generously-sized living room, and a separate dining room. Continuing down the corridor, you will discover a well-proportioned room presently utilised as a chapel, a kitchen, a bedroom and two shower rooms. The property is complemented by a delightful, spacious garden that surrounds it. Moving to the first floor, you will find seven bedrooms and two additional shower rooms. The villa also offers a drive-in entrance and a garage. This exceptional property is truly worth viewing! **Ref. 042219**



7 Bedrooms



2 Bathrooms



MADLIENA

€2,660,000 | Call Eva on 9904 7006

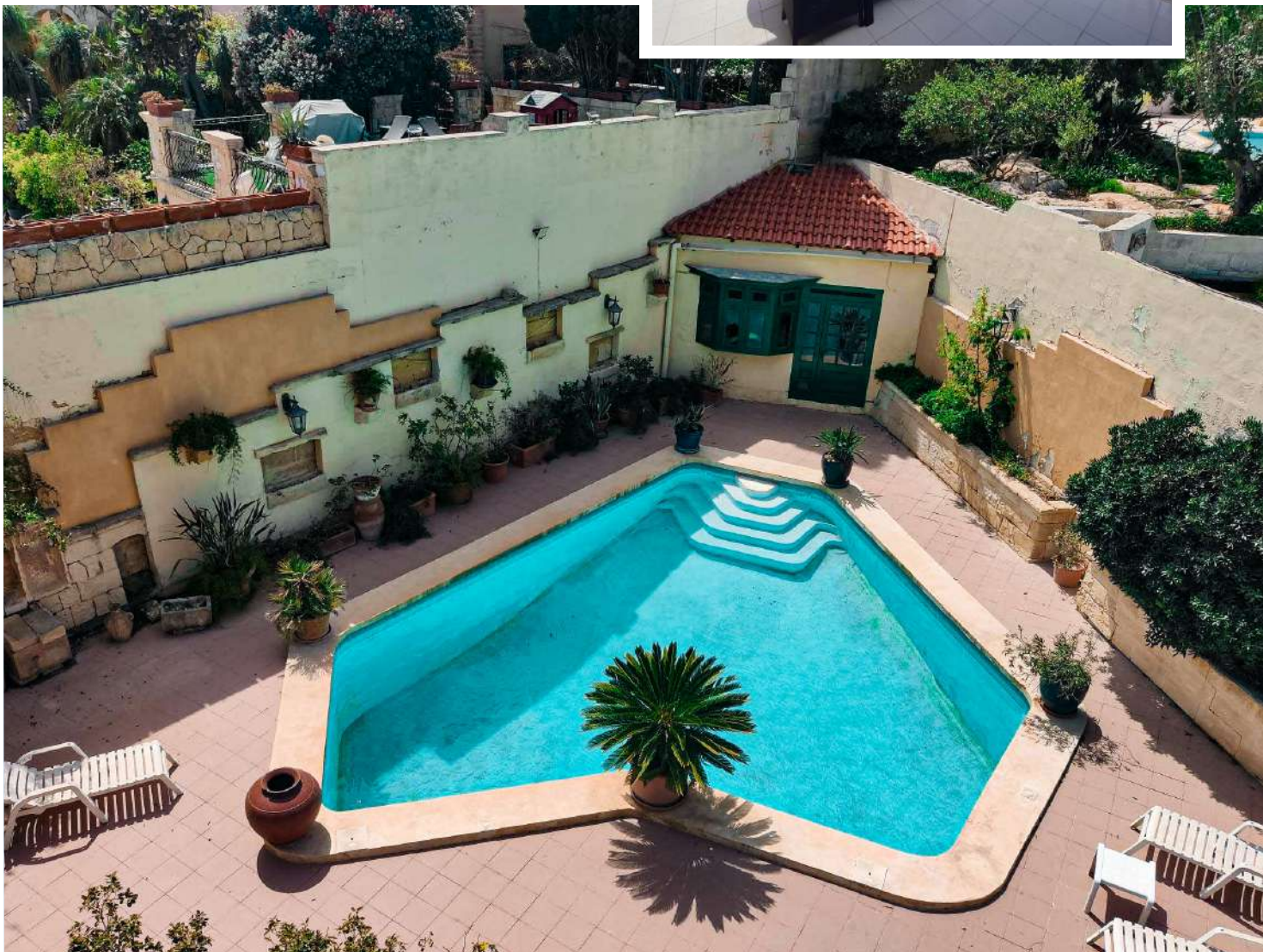
The property consists of seven bedrooms in total. Upon entering, there is a large, spacious foyer. Further down, there is a large living/dining room, a separate kitchen with a pantry, a breakfast room and a full bathroom. On the first floor, there are five double bedrooms accessible from a large landing. There is also a very large living room with another wood-burning fireplace and a terrace offering fantastic views of the countryside, town and sea. Additionally, there is one separate bathroom, one huge en-suite, a washroom, and stairs leading to the roof with superb views. The villa also includes a flatlet with a separate entrance. The grounds surrounding the villa feature a south-facing swimming pool with an entertaining area. Additionally, there is a 3-car garage. **Ref. 354412**



5 Bedrooms



2 Bathrooms





TA' XBIEX

€1,850,000 | Call Maryse on 7970 4013

Spacious semi-detached villa with a garage, located in a quiet street near the yacht marina. Features include a formal sitting/dining room, separate living room, study, laundry room, guest bathroom, large kitchen overlooking the back garden, potential en-suite, terraces, secondary staircase to roof level, two-car garage and a spacious back garden. Well-maintained property, perfect for a family home. Freehold. Also available for rent. **Ref. 020238**



MELLIEHA

€2,500,000 | Call Claudio on 7997 9920

Upon entering this fully detached bungalow, you are welcomed by surrounding gardens. A path guides you to the large deck, complete with its own pool, bathing area and shaded gazebo. The accommodation comprises a separate kitchen, living room, dining room, three double bedrooms, a spacious walk-in wardrobe, an en-suite bathroom, a separate main bathroom and a washroom. This property includes a one-car lock-up garage. **Ref. 511241**



MANIKATA

€2,450,000 | Call Marilyn on 9907 7070

This property enjoys unobstructed sea and country views and has been finished to high standards is also served with lift. Upon entering one finds a welcoming entrance hall, leading to a large open-plan, kitchen, living/dining room which leads to a large terrace with a heated pool and deck area with space for entertaining. Also on this floor one finds a large guest bathroom. On the second floor one finds three double bedrooms each with an en-suite. The main bedroom enjoys a large terrace with views. Complementing this house is a large 12-car garage. **Ref. 354141**





FINISHES

Savana oak veneered / Matt Verde Palude lacquered
/ Glossy Ghiaccio lacquered / Glass insert smoky transparent



The base unit integrates perfect with the television which, thanks to the swivel arm bracket, can be watched from any angle.

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COSPICUA

€395,000 | Call Simon on 7920 7570

This property is situated within the UCA, nestled on one of the most picturesque streets of the Three Cities. Upon entry, your attention will be captured by a stunning entrance hall leading to a room currently utilised as a living room, followed by a combined kitchen and dining space, a pantry, and a guest toilet. On the first floor, three generously sized bedrooms await, accompanied by a bathroom. The primary bedroom, boasts two balconies - one of which is a traditional timber balcony. Moving up to the next level, you'll discover a well-appointed washroom complete with a shower and toilet. Adjacent to this is a larger room with the potential for conversion into a sunroom, lounge, or even a fourth bedroom. This room offers direct access to an expansive front terrace.

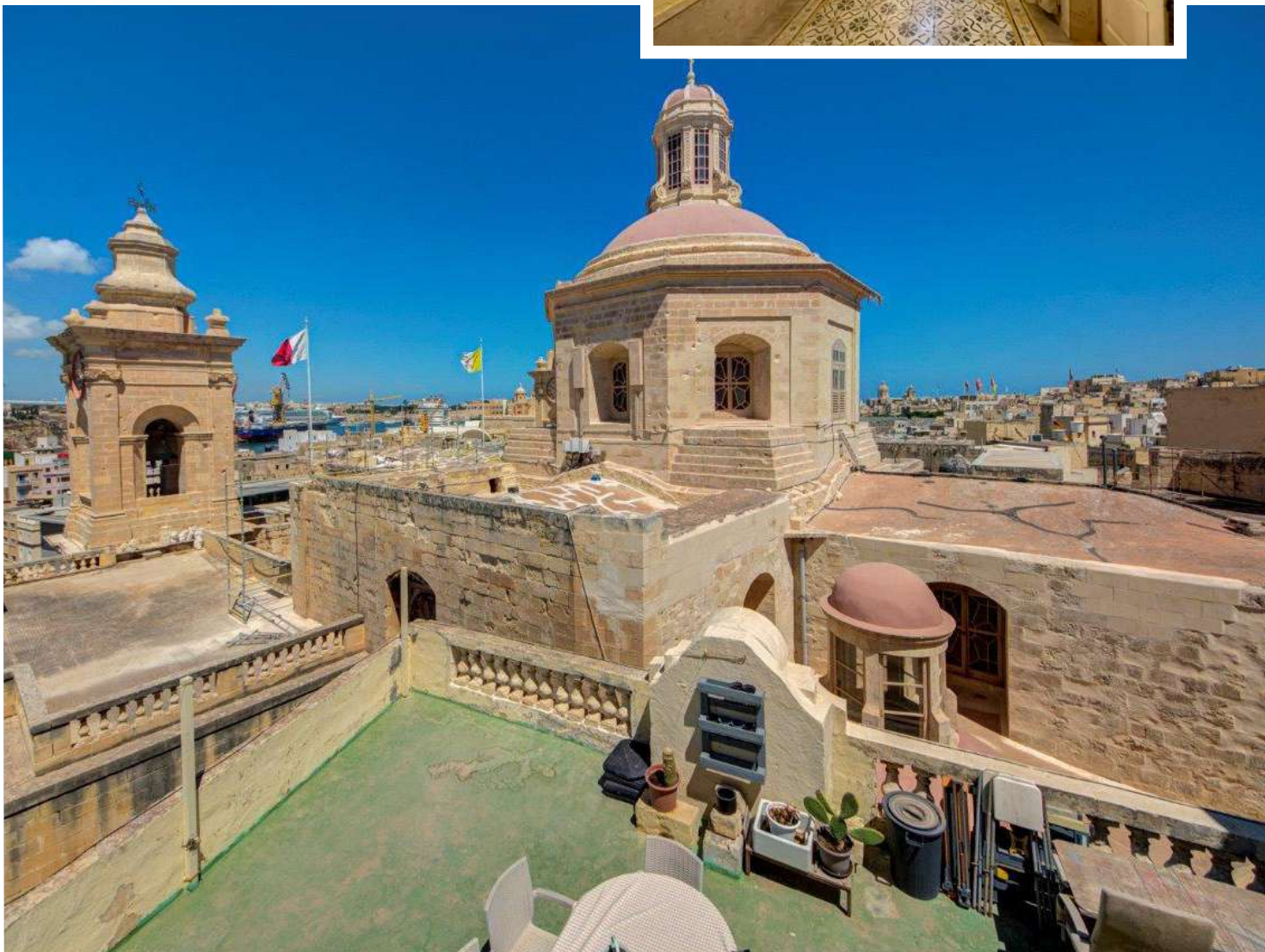
Ref. 752691



3 Bedrooms



2 Bathrooms



SLIEMA

€675,000 | Call Daniele on 7997 9905

Located in the coastal village of Sliema, this townhouse is offered for sale in a converted state and boasts high-quality finishes. The property comprises a capacious living area upon entry, leading to a combined kitchen and dining space. Ascending to the upper floor, you'll discover a main bathroom and two bedrooms, with the primary bedroom featuring its own walk-in wardrobe. The second floor level encompasses a third bedroom, a washroom, a shower room, and two terraces. The upper roof level presents itself as an ideal rooftop garden. Enhancing the appeal of this exquisite house are numerous additional features, including CCTV and a surround sound system throughout. **Ref. 816492**



3 Bedrooms



2 Bathrooms



ST JULIAN'S

€1,175,000 | Call Kathleen on 7997 9957

This well-converted townhouse, with two entrances and a good-sized garden, is situated on a quiet street in the sought-after quaint residential UCA of St Julian's. The property exudes charm and features a very spacious open-plan living/dining/kitchen area that overlooks the garden. On the ground floor, there is a bedroom with a separate entrance to the street and an en-suite shower room. At basement level, there is also a large storage area. The first floor boasts a spacious main bedroom with an en-suite and a walk-in wardrobe, which leads to a good-sized terrace overlooking the garden. Additionally, two other double bedrooms share a main bathroom. At roof level, there is another large and bright room that could serve as a 4th or 5th bedroom or a home gym. This room opens onto the spacious roof terrace. An optional garage is available across the road. **Ref. 322521**

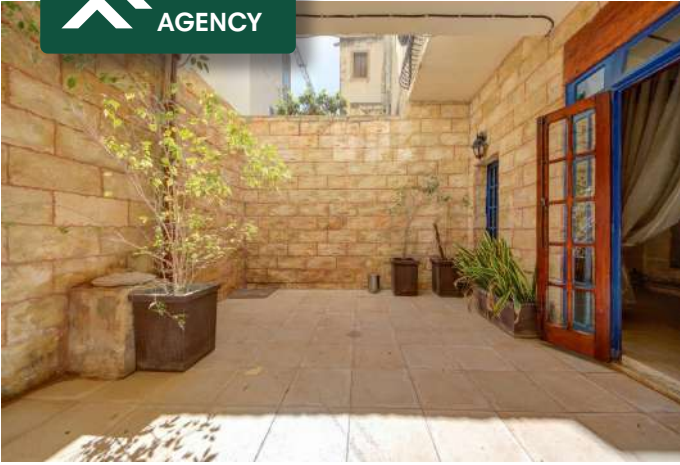


4 Bedrooms



3 Bathrooms





SLIEMA

€850,000 | Call Stanley on 9946 4552

Exquisite and imposing, this corner converted townhouse is located within the UCA and is within walking distance from the Sliema seafront with its attractive and active promenade. The property boasts distinctive features including a good-sized courtyard, all wooden apertures, high ceilings, a full lower level, and two entrances, offering the possibility of having two separate residences. The main entry leads to a wide reception area with a formal dining room and a separate kitchen on each side. There are three double bedrooms, three bathrooms/showers, and a washroom at the roof level with roof terraces on the upper levels. The lower level features a spacious open-plan area with a guest toilet, as well as a courtyard that can serve as a lush living space. **Ref. 426210**



3 Bedrooms



3 Bathrooms



LIJA

€2,300,000 | Call Teresa on 9929 3739

This lovely townhouse is located in the village of Lija (UCA) and has been very well maintained by the present owner. The property benefits from an abundance of natural light. Upon entering, there is a study with its own entrance on the left, while on the right, you will find a living room, dining room and a separate kitchen, all overlooking the pool area. Another living area, also with a view of the pool, features a mini kitchen with a wood-burning oven and a barbecue. Adjacent to the pool, there is a delightful terrace that leads to a spacious room, currently equipped with a kitchenette and a bathroom. On the first floor, there are four double bedrooms, each with its own en-suite facilities, as well as a separate bathroom. A large washroom is located on the roof level. All bedrooms are equipped with a pellet stove. **Ref. 043986**



4 Bedrooms



4 Bathrooms



COSPICUA

€658,000 | Call Marcelle on 9906 5347

Seafront townhouse with its own airspace and potential to be split into two units. This excellent property features a hallway with a lateral study/office equipped with a kitchenette and a spare toilet. A charming stone staircase from the hallway leads up to an open-plan kitchen, dining, and living area of approximately 65m². It boasts two balconies with sea views and a bathroom. The main stairs lead up to another 65m² open-plan space with stunning views, which can be easily divided into three good-sized bedrooms and another bathroom. The property includes a washroom and a roof terrace. **Ref. 424629**



3 Bedrooms



2 Bathrooms



MSIDA

€595,000 | Call Clyde on 9907 2644

This beautifully converted townhouse in Msida is conveniently located near all amenities and bus routes. The property features a welcoming hall, a separate living area, a combined kitchen and dining area, and another living area that leads to a spacious outdoor area with a pool, offering complete privacy. Additionally, there is a main bathroom on the ground floor level. On the first floor, there are three bedrooms, with the main bedroom having en-suite facilities and a large terrace overlooking the pool area. The upper floor level includes a washroom, two roof terraces and solar heating. **Ref. 620218**



3 Bedrooms



2 Bathrooms



COSPICUA

€550,000 | Call Simon on **7920 7570**

This townhouse has undergone a complete refurbishment while still preserving and restoring its original features. The ground floor features an entrance hall, reception area, bathroom, storage room, combined kitchen, dining and sitting area, as well as a central courtyard. An impressive staircase leads to the first floor, where you'll find a spacious bedroom with an en-suite and walk-in closet, along with another bedroom with an en-suite. The top floor comprises a generous bedroom with an en-suite, a storage room, a spare toilet, a study and a beautiful combined kitchen, dining, and living area. Moreover, the roof terrace offers ample outdoor entertaining space and the potential to add another full floor and a recessed floor. **Ref. 752638**



3 Bedrooms



5 Bathrooms



KALKARA

€490,000 | Call Martin on **9947 4829**

This converted townhouse offers breathtaking views of the Grand Harbour. The property features a living room, dining room, fully-equipped kitchen, courtyard and a shower on the ground floor. On the first floor, there are two double bedrooms, one of which has an en-suite bathroom. The second floor includes a washroom that can potentially be converted into a third bedroom, as well as a roof terrace. The townhouse is being sold fully furnished, with air-conditioning units provided on each floor. This is a rare opportunity to own a property in such a stunning and peaceful village. The property is freehold. **Ref. 216542**



3 Bedrooms



2 Bathrooms





COSPICUA

€385,000 | Call Bertille on 7947 6640

This townhouse has been lovingly restored and is located in a charming street adorned with traditional old houses. The ground floor accommodation comprises an entrance hall, separate living room, combined kitchen and dining room and a backyard. On the upper floors, you will find two bedrooms, a bathroom, a study room that could potentially be used as a third bedroom, a washroom with a spare shower/toilet and a lovely terrace. Additionally, this property benefits from ample natural light and ventilation throughout. **Ref. 751637**



QORMI

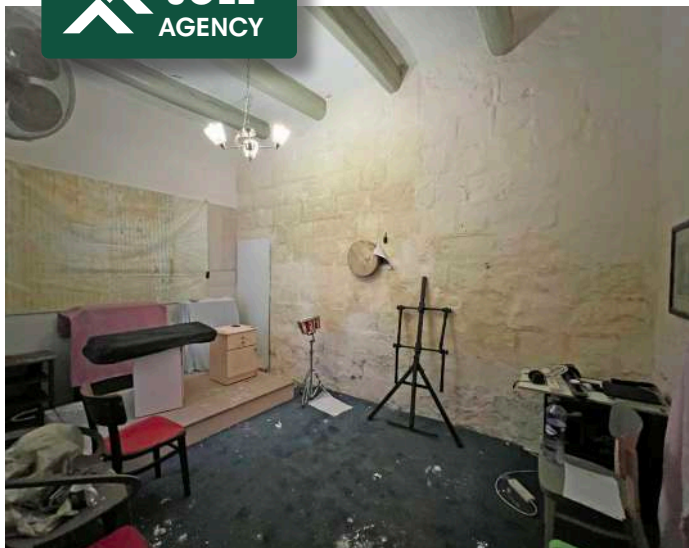
€410,000 | Call Alexia on 7997 9921

The property currently has two front doors, leading to a reception area, rooms on both sides, a kitchenette overlooking the backyard, a bathroom and an additional room. The first floor comprises two large interconnected bedrooms, with the main bedroom featuring a front balcony and a bathroom leading to a back terrace. The cellar can be easily accessed from indoors. Additional features include a washroom and a generous roof terrace with full airspace ownership.

Ref. 714832



SOLE AGENCY



ZABBAR

€260,000 | Call Edera on 9906 5180

This unconverted townhouse is located in Zabbar's UCA, a quiet residential area within walking distance to the town square, shops and amenities. The layout consists of a reception area upon entering, a concealed open yard with a private well and a guest bathroom. Further inside, there is a sitting area, kitchen overlooking the yard and a bedroom with high ceilings that leads to the courtyard. On the first floor, a spacious landing can be converted into an additional living space, leading to an outdoor area, washroom and second bedroom.

Ref. 426559



GHARGHUR

€1,010,000 | Call Ian on 7997 9995

Currently in the form of two floors, on entering the home, one finds a well-presented entrance hall which connects to the street-level garage. Large living area, full of built-in stone works takes you to a family bathroom and solid oak kitchen. From the kitchen, you make your way to the large back yard, ideal for entertaining. Making your way to the second floor, one finds three bedrooms, main with en-suite and this also serves as a second family bathroom, kitchenette which can be converted into a fourth bedroom and drying area. Going up to the roof, one finds ten solar panels. This space can be converted into a roof garden to further enjoy the unobstructed country views or be further developed to optimise the full potential of this fantastic home.

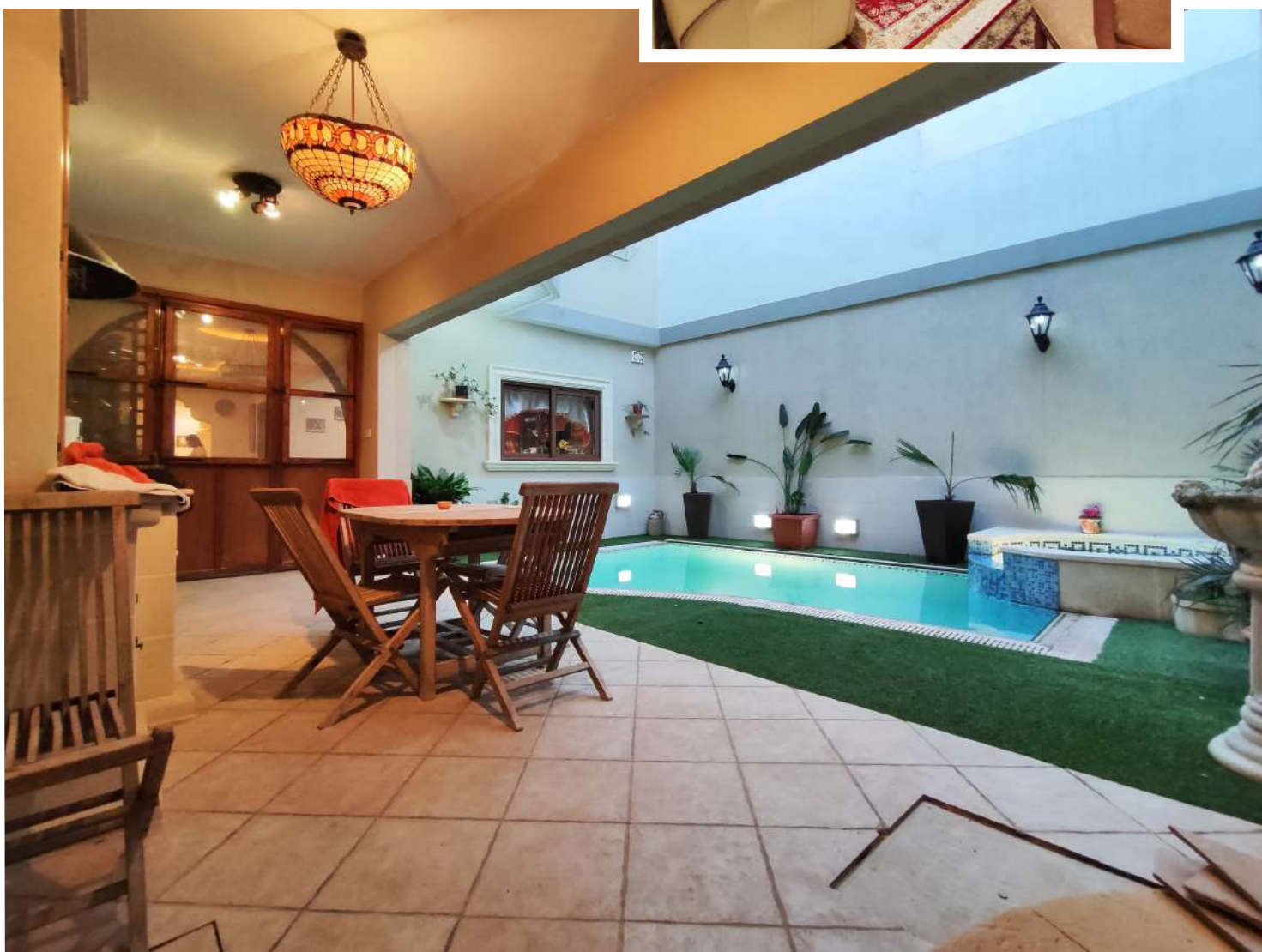
Ref. 620606



4 Bedrooms



2 Bathrooms





FLEUR-DE-LYS

€638,000 | Call Pat on **9970 4451**

Acquire a stunning 4-bedroom terraced house in the sought-after Fleur-de-Lys area. This property offers a spacious hall, separate sitting and dining rooms, a modern kitchen, 4 double bedrooms, 2 new shower rooms, a box room and a private roof. It is perfect for families or professionals seeking an exceptional living experience in an excellent location. **Ref. 354153**



TA' MONITA

€410,000 | Call Erika on **7777 9235**

An opportunity to acquire a terraced house in the prestigious SDA Ta' Monita Residences. Situated close to the center of Marsaskala, the promenade, gym and benefiting from the use of the complex pool, this terraced house comprises an open-plan kitchen, living, and dining area, a guest toilet and a storage room. On the upper level, there are two double bedrooms (main with en-suite), a shared terrace and a main bathroom. Furthermore, a spacious one-car garage is included in the price.

Ref. 215620



NAXXAR

€638,000 | Call Rose on **7997 9958**



A superb terraced house in the charming village of Naxxar and set in UCA. The property features a large open hall with a marble staircase leading to the first floor. There is a spacious kitchen, a good-sized dining area, a bathroom and a private backyard. The ground floor can be converted into a large open-plan space. On the first floor, there are three double bedrooms, a large landing, and a bathroom. Another staircase leads to the second floor, where you will find a large room that can be used as a washroom and kitchenette. From there, you can access the roof terrace. **Ref. 354229**

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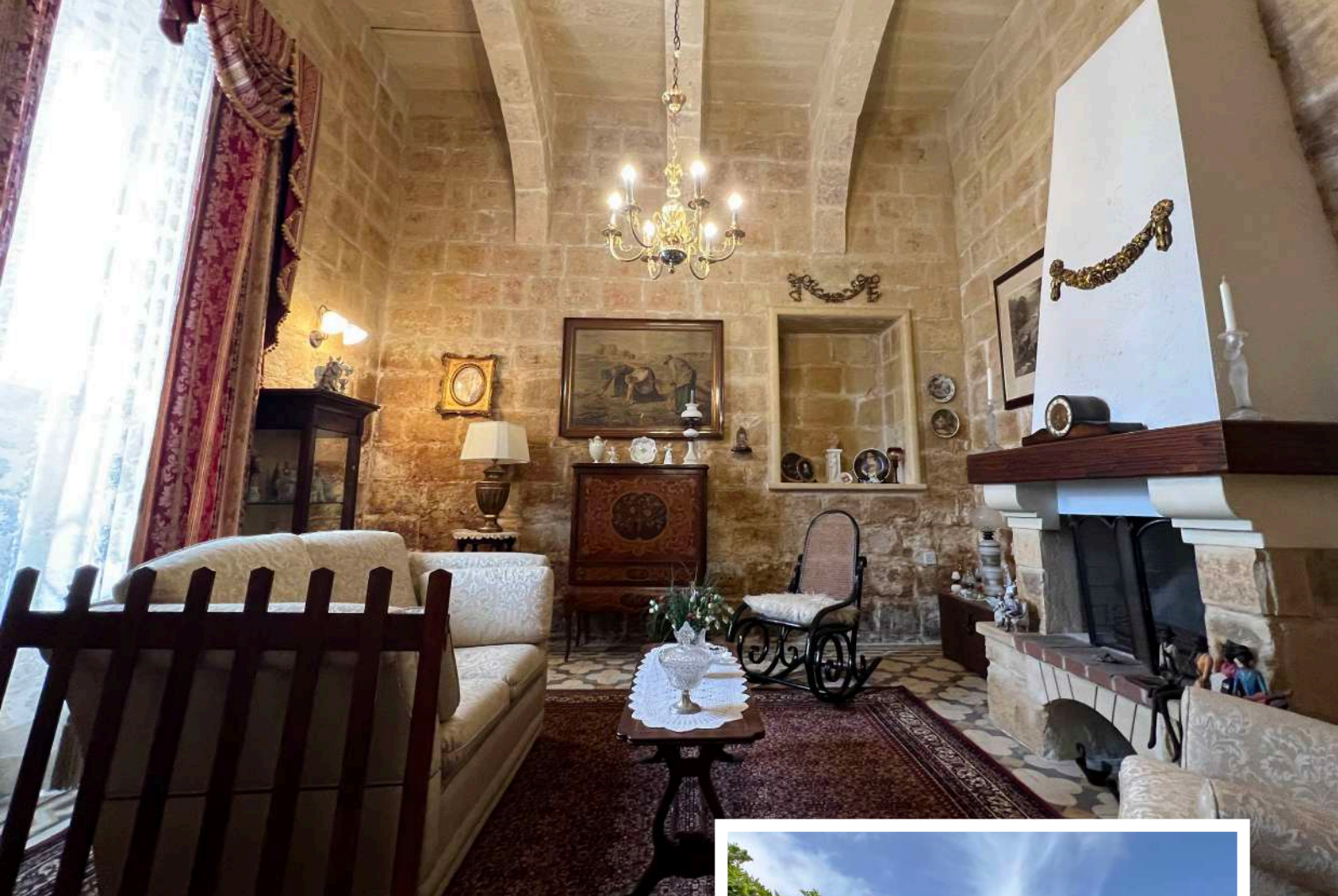
CLARKE
&
CLARKE



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one two one
Interiors



LIJA
€2,300,000 | Call Anthony on 7997 9938

This beautifully restored 400-year-old house of character is brimming with traditional Maltese features. Situated on a spacious plot of 600m², with 300m² of outdoor space, this exceptional home is perfect for those seeking a peaceful residence in the heart of Lija. Upon entering the property, you will immediately be captivated by the charm and character it exudes. The rustic stone walls, wooden beams, high ceilings, and original Maltese features throughout showcase the rich history and craftsmanship of the house. All the rooms are conveniently located on the ground floor, ensuring easy accessibility for everyone. The property comprises three generously-sized bedrooms, two bathrooms, a spacious kitchen and dining area. Additionally, there is a separate living room and a study, catering to those who work from home. This property also boasts two cellars and a street-level garage. However, the true highlight of this exceptional property is its expansive garden, adorned with mature trees, creating the perfect space for outdoor living and entertaining. There is ample room for a pool and decking area. **Ref. 322261**



3 Bedrooms



2 Bathrooms



HOUSES OF CHARACTER



SAN GWANN

€2,200,000 | Call Teresa on **9943 2703**



The layout comprises of a welcoming hall, a separate sitting room, living room and dining room and good-sized kitchen which leads onto a very spacious pool deck and large pool with surrounding mature gardens. Three bedrooms, one of which has an en-suite bathroom are located on the ground floor level, together with a separate bathroom. Another bedroom with its own bathroom is found on the first floor level and this is accessed by a spiral staircase. The first floor level has a large terrace with country views.

Ref. 039632



ZABBAR

€1,100,000 | Call Nicholas on **7928 4030**

A delightful, newly converted house of character in Zebbug. Layout consists of an attractive entrance, study, cloakroom, top-of-the-range fitted kitchen, large open plan dining and living room with fireplace, all leading onto a sundrenched garden with swimming pool and decking. The first floor affords 4 double bedrooms and three luxury bathrooms. Main bedroom enjoys a sun terrace, en-suite and walk-in wardrobe. Property also includes a top floor utility/living room on roof terrace. **Ref. 313286**



WARDIJA

€1,050,000 | Call Marika on **9944 6925**

A converted 200-year-old house of character in the prestigious and tranquil village of Wardija. Retaining original features including flagstones, vaulted ceilings and wooden beams. Entrance through a remissa leads to a spacious central courtyard. The property offers a kitchen with breakfast area, combined sitting and dining room, three double bedrooms (main with en-suite and walk-in wardrobe), a study room or fourth bedroom, a toilet and shower room and a sunny terrace overlooking the courtyard. Well-maintained property. Freehold. **Ref. 319795**



BIRKIRKARA

€2,300,000 | Call George on 7949 7504

This rare and palatial baroque house, dating back to the 1700's, is adorned with exquisite period architectural features. The symmetrical layout includes a 500m² mature garden and street-level garage. Inside, you'll find two courtyards, a spacious kitchen, dining room, sitting room and grand staircase. The first floor boasts an impressive sitting room, library/study and multiple bedrooms. With the potential to add another floor, this historic gem offers a unique opportunity.

Ref. 354466



5 Bedrooms

4 Bathrooms



NAXXAR

€1,250,000 | Call Marisa on 9947 1392

This charming double-fronted converted house of character is located in the peaceful village core of Naxxar. Retaining its original charm and many old features, the layout comprises an entrance hall, formal sitting room with a real fireplace, separate dining room with a log-burning stove, fitted kitchen breakfast room, guest toilet, living room leading to a spacious outdoor BBQ area and swimming pool. The first floor offers four bedrooms, each with a shower/bath en-suite, a laundry room and roof terraces. The property is freehold, and there is a possibility of a nearby garage. An ideal family home. **Ref. 044172**



4 Bedrooms



5 Bathrooms



ZEBBUG

€2,500,000 | Call Anthony on 7997 9938

Elegant house of character in Zebbug's UCA, expertly converted with a generous plot area of 840m². Features include a landscaped garden, pool and 5-car port. Main entrance leads to a spacious kitchen, dining and living area. Four bedrooms with en-suites and some with walk-in wardrobes. Roof level with utility rooms and terraces. Includes a two-storey annex and separate one-bedroom flat. Parking for 5 cars.

Ref. 321689



MOSTA

€675,000 | Call Simone on 7755 7766

The entrance leads into a small hallway that unfolds into a glass-roofed courtyard. On one side, there's a spacious dining room, while on the other side, you'll find a fully equipped kitchen and a living area. On the first floor, two bedrooms are located. The master bedroom includes an en-suite bathroom. Ascending a comfortable wooden staircase leads you to the roof terrace. Here, a generously-sized washroom and kitchenette enhance the practicality of entertaining on the upper level. Ref. 322412



SENGLEA

€495,000 | Call Pat on 9970 4451



Located in a UCA area, it offers views of the harbour and Fort Saint Angelo. The main room features a Maltese tile floor, stone walls, wood beams and modern amenities. The kitchen leads to a backyard with a washroom and guest toilet. The first floor has a bathroom, a large bedroom and a limestone wall. The second floor has another bedroom and access to the rooftop terrace with stunning views. Furnished and freehold, it also includes ownership of the roof and airspace. It comes with a five-year permit for property improvements.

Ref. 354189





ZEJTUN

€5,700,000 | Call Marcelle on **9906 5347**

This outstanding, fully-detached palazzo features a chapel, 3 gardens, garages, a shop and charming details. With 2,500m² of space, it offers a grand entrance hall, spacious rooms and rooftop terraces with village views. The property boasts 27 rooms, limestone floors and wooden beamed ceilings, creating a palatial atmosphere. **Ref. 425952**



VALLETTA

€2,600,000 | Call Luke on **9931 6156**

Experience the grandeur of a magnificent palazzino in prestigious Valletta. This remarkable residence showcases exceptional architecture and historical significance. With stunning interiors, spacious rooms and a rooftop terrace with breathtaking views, this property is a unique opportunity to own a piece of Maltese history. Arrange a private viewing today. Freehold property. **Ref. 620307**

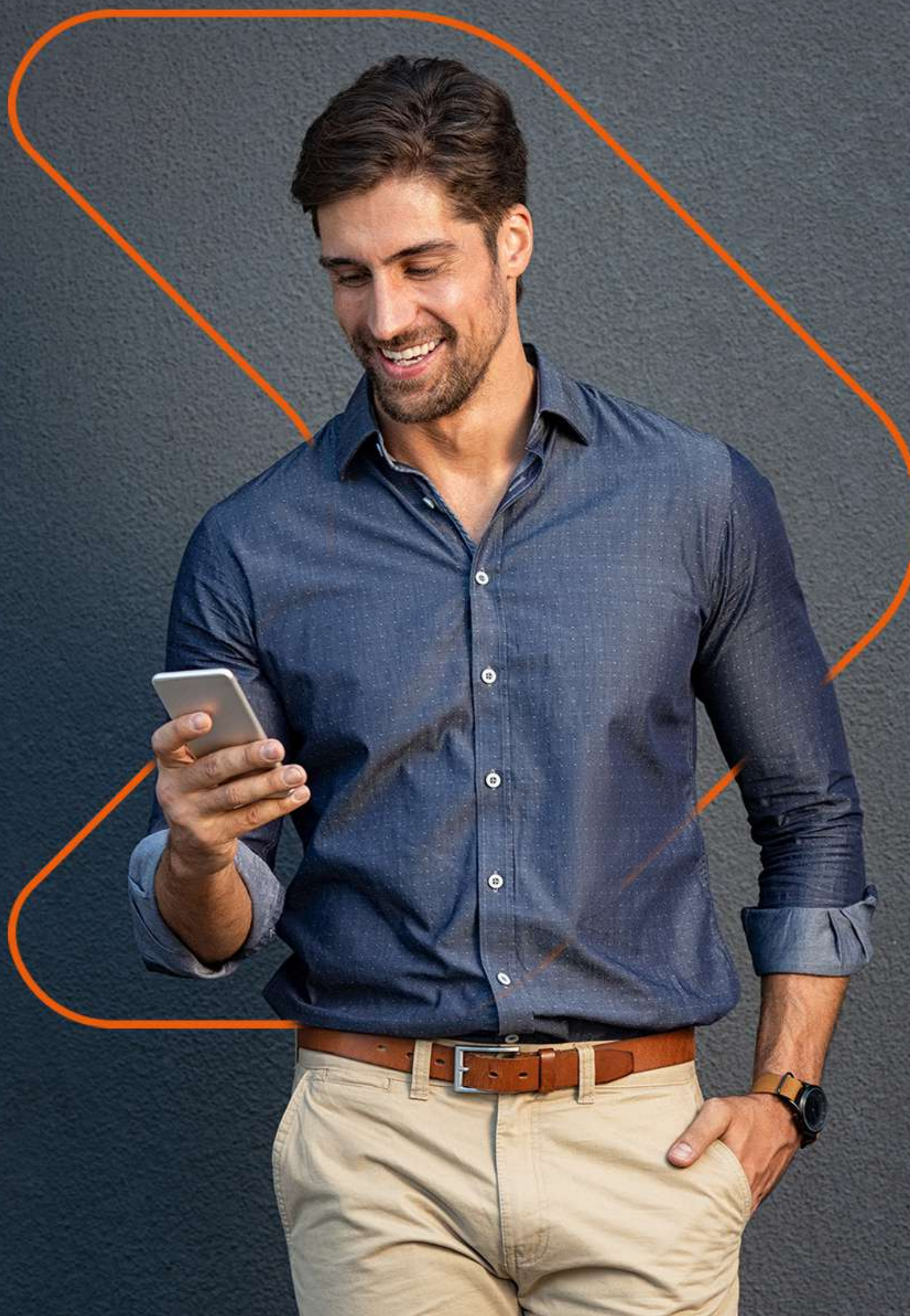


FLORIANA

€675,000 | Call Maryse on **7970 4013**

Situated in a quiet cul-de-sac near the Grand Harbour, this beautiful palazzo offers a stunning entrance hall with high ceilings and Maltese patterned floor tiles. The property includes a large arched basement with a courtyard and side yard, five rooms on the ground floor, a wide staircase with garigor, a spacious apartment on the second floor (currently tenanted) and a large roof terrace with beautiful harbour views. Freehold property. Exclusive listing. **Ref. 321824**





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SLIEMA
€650,000 | Call Eva on 9904 7006

This exceptional property offers a spacious and open layout, perfect for modern living. The generous open-plan kitchen, living, and dining area provide a seamless flow, complemented by the abundance of natural light that floods the space. A south-facing terrace offers an inviting outdoor retreat, while an additional private bedroom terrace provides a more intimate setting to unwind and enjoy the surroundings. The penthouse features two large bedrooms, with the master bedroom boasting an en-suite bathroom for added convenience. The separate bathroom, also equipped with underfloor heating, ensures a luxurious experience. No detail has been overlooked in the design and construction of this penthouse. Double-glazed aluminum apertures ensure optimal insulation and noise reduction, while the fully-equipped kitchen caters to all culinary needs. Air-conditioning units are strategically placed throughout the property, ensuring comfort year-round. One of the standout features of this remarkable penthouse is the lock-up garage, providing space for two small cars or one large vehicle. Additionally, the property offers the exciting potential for future expansion. **Ref. 354154**




 2 Bedrooms


 2 Bathrooms



PENTHOUSES





BURMARRAD

€750,000 | Call Samuel on 7997 9969

This property has been meticulously planned and finished with absolute attention to detail. The thoughtful design features include fully concealed air-conditioning, double glazing, copper elements for A/C units, and high-quality doors throughout the property. This penthouse offers bright and airy open-plan living and dining area, creating a spacious and inviting atmosphere. This space seamlessly flows out to a lovely front terrace, offering breathtaking and guaranteed views that will captivate you. Additional amenities include a separate washroom, a well-appointed bathroom, and three generously proportioned double bedrooms. Two of the bedrooms are served by en-suite facilities, providing added convenience and comfort. **Ref. 620238**



3 Bedrooms



5 Bathrooms



LIJA

€485,000 | Call Danielle on 7997 9907

Presenting a delightful, recently constructed south-facing penthouse, located in the charming village of Lija. This property boasts a squarish layout, offering a harmonious flow of space. The penthouse features an open-plan kitchen, living and dining area that seamlessly leads to a spacious 40m² front terrace, providing an excellent venue for entertaining guests or enjoying outdoor relaxation. Adding to its appeal, the penthouse includes two double bedrooms, with the main bedroom benefiting from an en-suite bathroom and a walk-in wardrobe. Additionally, there is a guest bathroom and a back terrace for added convenience and outdoor enjoyment. The property is being offered finished to high standards, encompassing meticulous attention to detail. **Ref. 818428**



2 Bedrooms



2 Bathrooms



ATTARD

€895,000 | Call Cora on 7997 9986

The penthouse is flooded with natural light and boasts a spacious, sunny front terrace adorned with decking and planters. The well-designed layout comprises a generous kitchen, dining and living room area with a pantry. Furthermore, the penthouse features a main bedroom with an en-suite bathroom, a versatile study that can be utilised as a bedroom, a bathroom, another bedroom with an en-suite and a master bedroom with a walk-in wardrobe and en-suite. Three bedrooms open onto the back terrace, offering delightful views of the surrounding gardens. The master bedroom also leads to a front garden terrace with decking. The property includes full ownership of the roof and airspace. A garage is also included.

Ref. 033954



4 Bedrooms



3 Bathrooms



NAXXAR

€530,000 | Call Charles on 9917 8350

This fourth-floor penthouse is a brand new offering, featuring three bedrooms and full ownership of the airspace. The penthouse is conveniently served by a lift and is part of a smart block consisting of 10 units. The property spans a generous 151m² and comprises a welcoming open plan kitchen, dining, and living area that leads to a spacious 18m² front terrace. Additionally, there are three bedrooms, a washroom, a boxroom, the main bathroom, an en-suite, a hallway, and a back terrace. Optional garages are available to complement this property, which is being sold without bathrooms and internal doors. The property is offered as freehold. Ref. 511542



3 Bedrooms



2 Bathrooms



ST JULIAN'S

€560,000 | Call Christine on 9902 7465



A luxurious 2-bedroom penthouse in the Ta Giorni area of St Julian's. This property, served by a lift, features a spacious kitchen, dining and living area with breathtaking views of Valletta and the sea from both the front and back terraces, perfect for entertaining. It offers one double bedroom with en-suite facilities and a guest bedroom. The penthouse is beautifully finished throughout, with air-conditioning in every room. Additional amenities include a main bathroom, en-suite bathroom with floor heating, smart lighting in the kitchen, dining and living area. **Ref. 354271**

 **SOLE
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MARSASKALA

€530,000 | Call Erika on 7777 9235

Don't miss this fantastic opportunity to acquire a penthouse with airspace and stunning sea views in the heart of Marsaskala. This property is part of a small block of five and boasts a highly modern open-plan kitchen, living, and dining area, a beautifully designed bathroom, and a spacious main bedroom. The highlight of the penthouse is its large L-shaped terrace that wraps around the property, providing panoramic views of the sea, countryside and town. **Ref. 216508**



MOSTA

€425,000 | Call Michelle on 9949 7497



Presenting a stunning three-bedroom penthouse in Mosta. The layout features a welcoming open-plan kitchen, living and dining area that leads to a spacious front terrace, perfect for outdoor dining. A hallway connects to the main bathroom, three double bedrooms and a back terrace with laundry facilities. The penthouse will be sold finished and partly furnished, offering convenience to the new owners. Adding to its appeal, the property includes a 2-car garage and full ownership of the airspace. Freehold. **Ref. 511533**





GZIRA

€1,300,000 | Call George on **9945 0958**



Semi-detached penthouse enjoying views of Valletta and Sliema Creek from a spacious wrap-around terrace which is accessible from most of the property. Accommodation comes in form of an entrance hall, large open-plan lounge/sitting room with open kitchen all leading to terrace, master bedroom with en-suite bathroom again opening onto the terrace, spare toilet, two other comfortable bedrooms sharing a very large bathroom and shower. Property is finished to a high standard, is fully air-conditioned and includes two lock-up garages. Highly recommended. **Ref. 320398**

IBRAG

€845,000 | Call Bertille on **7947 6640**

Presently, there is a duplex penthouse under development in a central area, conveniently located near various amenities with an internal area of 162m² and an outdoor area of 88m². The layout includes a spacious entrance hall, three double bedrooms, with the main bedroom featuring an en-suite shower and a main bathroom. A staircase leads to the upper floor, which encompasses a 55m² kitchen, living and dining area, complemented by a surrounding terrace offering open views. **Ref. 041245**



MOSTA

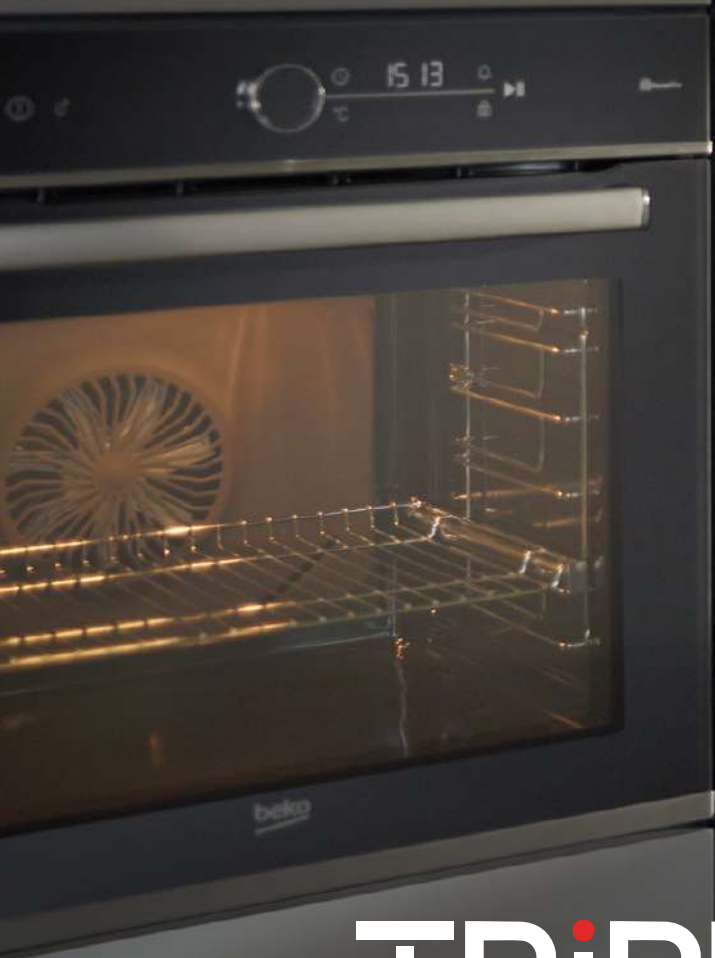
€350,000 | Call Alexia on **7997 9921**

A bright and airy 4th-floor penthouse, with full ownership of airspace is available in a sought-after area of Mosta. The layout consists of an open-plan kitchen, living and dining area, a main bedroom with en-suite facilities, a spare bedroom, a main bathroom and a back terrace. The property is served by a lift. Additionally, there is a spacious roof terrace, perfect for entertaining. The property is offered as freehold. **Ref. 714821**



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APARTMENT IN SLIEMA

€1,275,000 | Call Paul on 7988 6012

A fully furnished, larger than usual seafront 7th floor apartment on the Sliema Strand, offering one of the best views on the island, is now available for sale. This 250m² property comprises an open-plan kitchen/living/dining area with a spacious balcony, along with a formal lounge/dining area. There are three bedrooms, each with ensuite facilities, as well as a guest bathroom and a utility room. Additionally, this property comes with a 2-car space at street level, adding to its appeal. **Ref. 916619**



3 Bedrooms



4 Bathrooms





TOWNHOUSE IN MOSTA

€1,350,000 | Call Alex on 7991 1918

An absolute gem, located just a stone's throw away from the Mosta dome and at the heart of this vibrant village, this expertly converted townhouse is nestled amongst some of the most iconic gardens in the area. Upon entering through the typical Maltese main door, you will be greeted by a large welcoming hall with high ceilings. Moving past the main broad stairwell, you'll find a cloakroom, a guest bathroom, an informal lounge, a fully functional kitchen and a spacious living and dining area. All the living quarters overlook a 300m² garden with a pool and deck area, where you can also find an outdoor bathroom, showers and a storage room. Upstairs, there is a central landing leading to the first double bedroom with a traditional Maltese balcony, a second bedroom that opens onto a large terrace overlooking the garden and pool deck, a washroom/laundry room, a main bathroom and a 66m² master bedroom. The master bedroom features a full-size walk-in wardrobe and an en-suite bathroom, which also has direct access to the terrace. This property is a perfect family home, offering a combination of elegance and functionality. **Ref. 915677**



3 Bedrooms



3 Bathrooms





TOWNHOUSE IN BALZAN

€2,750,000 | Call Michael on 9932 1039

A unique double-fronted, detached townhouse with front bay windows is situated in the village core and has been lovingly restored by its current owners. It boasts a large, well-kept, and manicured garden that fills all rooms with abundant natural sunlight. The layout comprises an imposing hall, a sitting/dining room, a family room, a kitchen/breakfast room, and a shower room. Upstairs, there is a common living room with a log fireplace, 4 bedrooms (the main bedroom includes an ensuite shower room), and a main bathroom. This lovely property has retained all its traditional features, including thick limestone walls, high ceilings, wooden “persjani,” patterned floor tiles, stained glass windows, and a stone staircase. Additionally, the house features a separate one-bedroom flatlet with its own access to the street and the garden. It truly is an unmatched property. **Ref. 916531**



4 Bedrooms



3 Bathrooms





APARTMENT IN PENDERGARDENS

€1,140,000 | Call Kenneth on **7997 9924**

This corner apartment is located on the 8th floor of a prestigious Special Designated Development and is being sold with designer furniture and furnishings from Roberto Cavalli, Giorgio Armani, and Fendi. The apartment features a spacious and well-proportioned layout, including a generous kitchen, living, and dining area that opens onto the front terrace offering scenic views. There is also a guest toilet, three bedrooms (with the main bedroom having an en-suite bathroom) and a main bathroom. All bedrooms have their own terraces. Additionally, the apartment includes an underlying car space as a complimentary feature. **Ref. 322470**



3 Bedrooms



3 Bathrooms



APARTMENT IN PORTOMASO

€2,600,000 | Call James on **9949 3147**

We are proud to be appointed as sole agents for this designer finished and furnished apartment within the prestigious Portomaso Marina development. The apartment is unique in the sense that it has a much wider frontage than usual and enjoys a lovely wide sea facing balcony with open, unobstructed views of the Mediterranean. One enters through a large welcoming hallway leading onto a spacious split-level lounge and dining room, open plan beautifully fitted kitchen with appliances and a pantry. The bedroom quarters comprise a very spacious master bedroom with en-suite shower room and a walk-in wardrobe, two further double bedrooms, a second shower room and a guest toilet. Also included is a one car garage space.

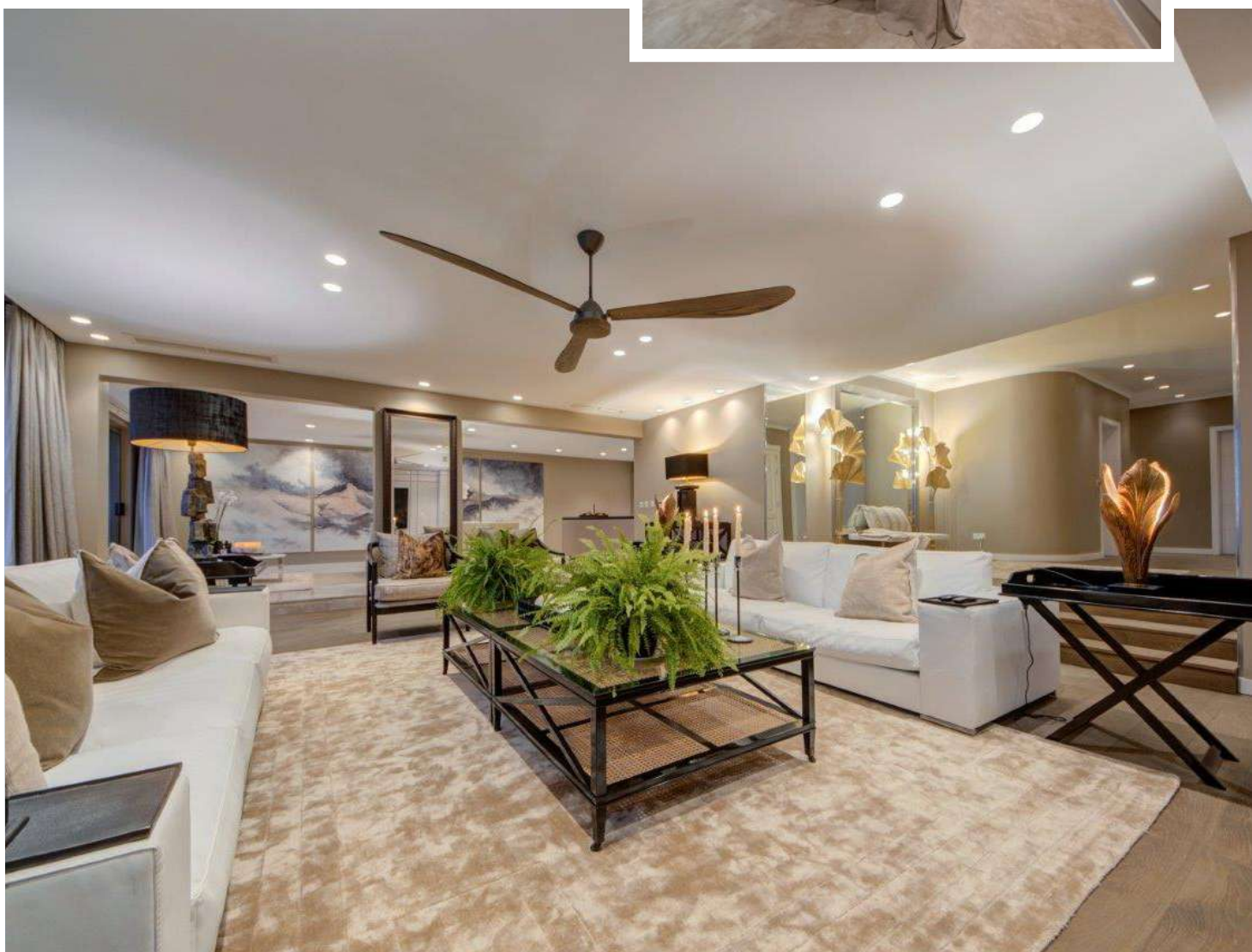
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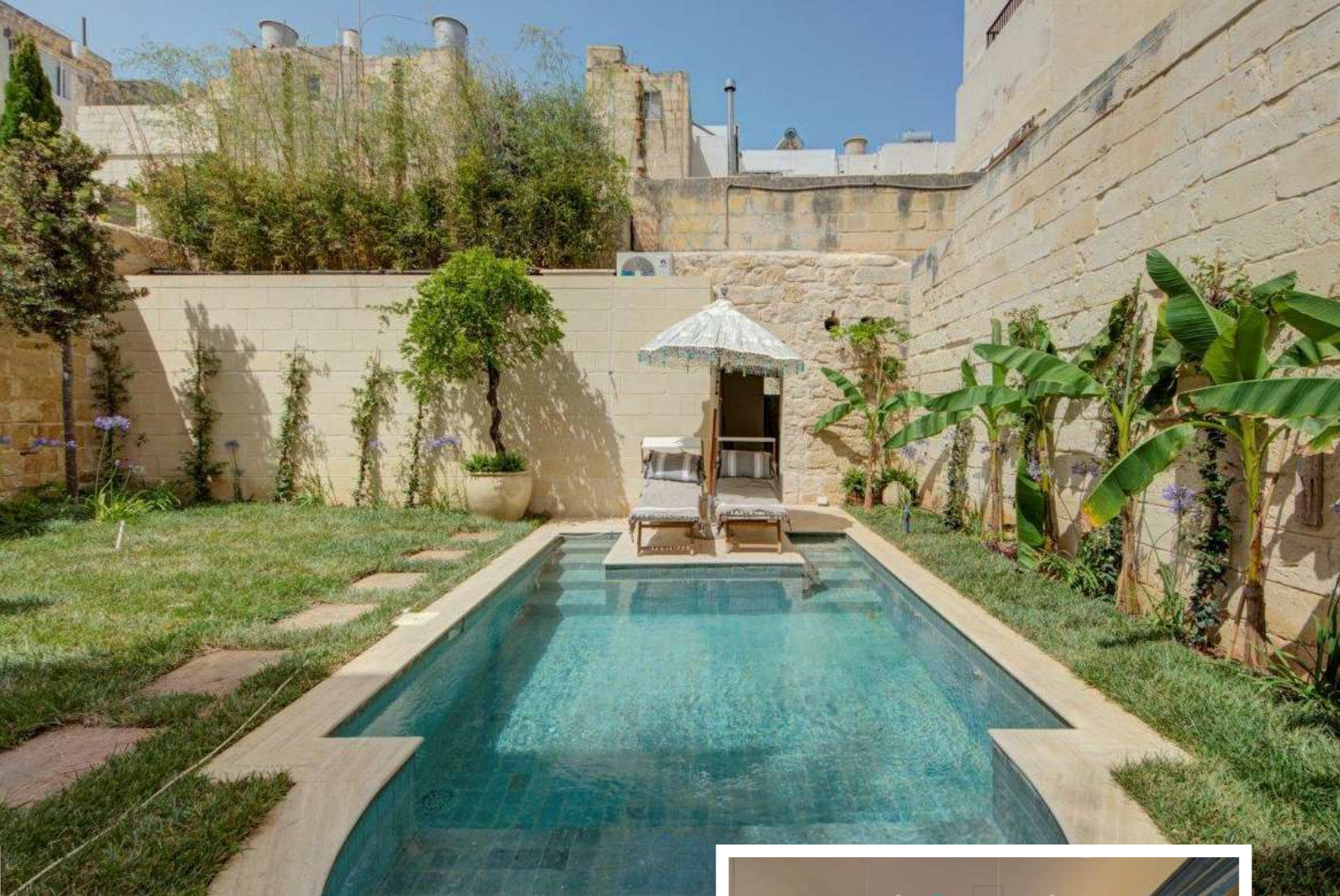


3 Bedrooms



2 Bathrooms





TOWNHOUSE IN MOSTA

P.O.R | Call Josienne on **7979 3379**

A magnificent Town House with garden and pool, lovingly converted to high specifications and brought back to its former glory. Located just up from the Sliema promenade, this house also comes with an optional 4 car garage, metres away from the property, enhancing its value. Upon entering one walks into a welcoming hallway with an imposing original staircase, formal dining room, a downstairs bedroom with an ensuite (which can double up as a cinema room or study), cloak room, guest toilet, kitchen/breakfast area, a side courtyard, and spacious lounge leading onto the garden and pool area. From the garden one can access the gym, sauna and jacuzzi. Four other bedrooms situated on the first floor some of which overlook the garden area. All bathrooms come with underfloor heating. On the top floor one finds fully equipped guest quarters. An amazing one-off property.

Ref.913994



7 Bedrooms



8 Bathrooms



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Residence and Citizenship in the heart of the Mediterranean

Malta is an ideal place to take up residence. Besides its pleasant climate, safe environment, hospitable English-speaking population and numerous historical sites and villages steeped in history, it offers various benefits to persons who decide to acquire residence in Malta. These benefits include an unrivalled standard of living and visa-free travel within the Schengen Area.

There are a number of **Residence Programmes** to choose from, depending on one's circumstances and which vary according to whether the client is an EEA or Third Country National. The Residence Programme and the Global Residence Programme involve the purchase or rental of property and offer a very reasonable tax rate of 15% subject to a minimum tax. A residence programme tailored for pensioners called the Malta Retirement Programme is also available, whereby pensioners would pay Malta tax at 15% on their pension received in Malta, subject to a minimum annual tax of €7,500.

Under the Malta Permanent Residence Programme applicable to non-EU/EEA/Swiss nationals, beneficiaries of this programme benefit from Visa free travel within the Schengen Area, while also having the ability to work in Malta (subject to obtaining a work permit). The Malta Permanent Residence Programme does not grant beneficiaries any tax benefits.

The Nomad Residence Permit has been introduced for Non-EU nationals who wish to move to Malta temporarily whilst working remotely. It is designed for digital nomads who may be employed with a company which is based overseas, run their own business or provide freelance services to clients outside of Malta. A National Visa of 90 days – 180 days or a residence permit valid for 1 year may be issued depending on the applicant's requirements.

The Malta Startup Residence Programme has recently been introduced for Non-EU nationals who wish to set up highly innovative, disruptive startups. This Programme is designed to increase Malta's competitiveness in the field of highly innovative startups. Beneficiaries of this programme shall be granted a 3-year residence permit, extendable for an additional 5 years, allowing them to legally reside in Malta while launching their startup venture. Beneficiaries must have a tangible presence in Malta.

Further to the highly successful Malta Individual Investor Programme which has now reached its cap, Malta has enacted a new law providing for the granting of **Citizenship for Exceptional Services by Direct Investment**. This involves a residence path which may lead to Malta citizenship through the payment of a contribution to the Malta Government which will then be applied for the benefit of Maltese society in general. Applicants are required to purchase or lease property in Malta and are subject to a due diligence assessment.

Applications for residence under a number of Residence Programmes and for Citizenship must be made through an Authorised Registered Mandatory (ARM) and a Licensed Agent. EMD being a registered Authorised Mandatory and a Licensed Agent (having license number AKM-EMDP-22), is in a position to assist clients in determining the most feasible residence or citizenship option for them and take care of all necessary formalities to ensure a seamless application process.

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For further details kindly contact EMD on +356 2203000 or send an email on privateclients@emd.com.mt



MELLIEHA

€430,000 | Call Charles on 9917 8350

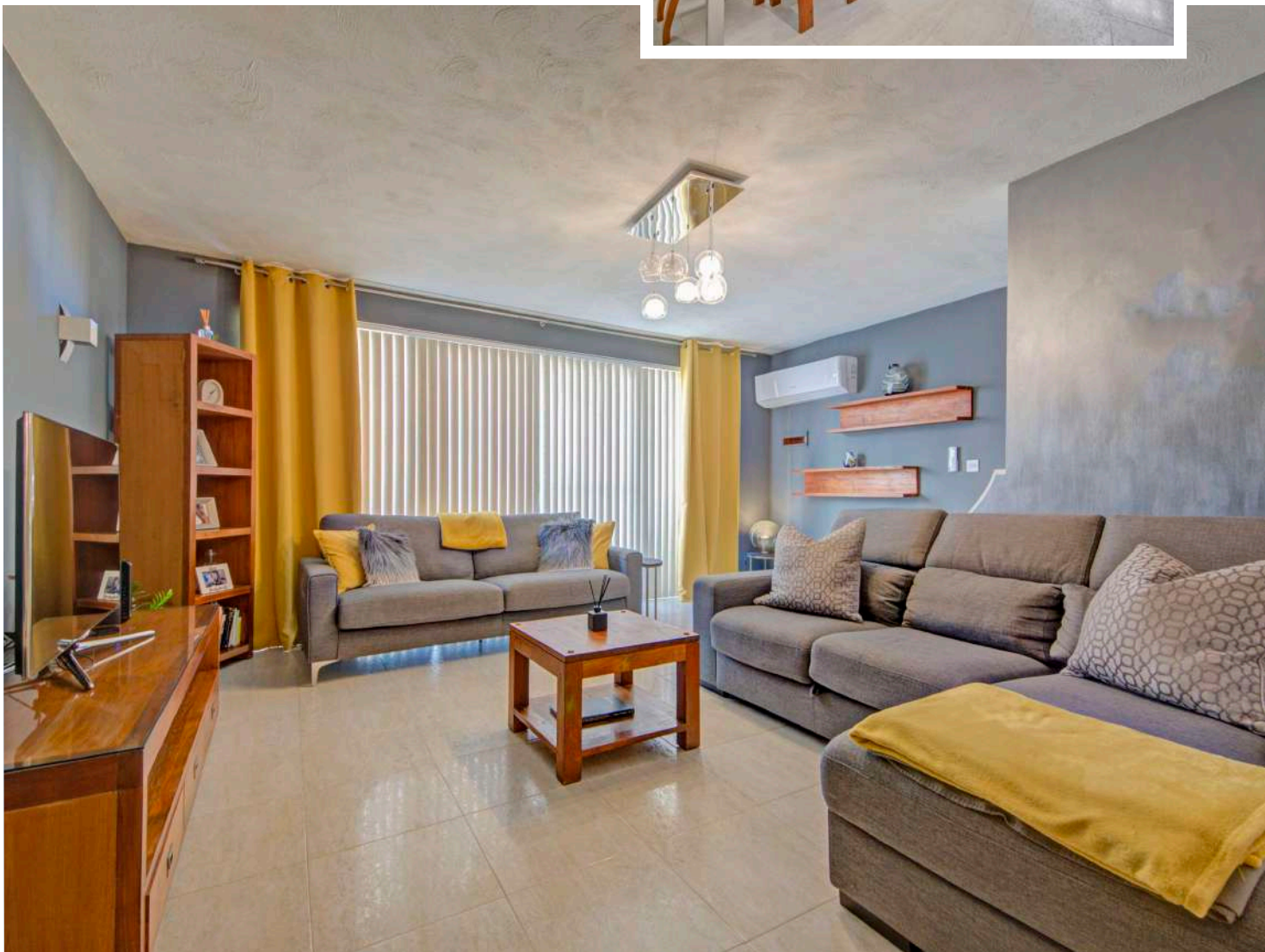
This fully-furnished triplex solitary maisonette comes with full ownership of airspace and is located close to the village center and all amenities. The property's layout comprises an entrance hall that leads to a living room with a front balcony, a kitchen, a dining area, and a shower/utility room with its own terrace. On the next floor level, there are two double bedrooms with access to two balconies and the main bathroom. The top floor consists of the master bedroom with an en-suite bathroom, leading onto a large terrace with access to the rooftop entertainment area. The property is freehold. **Ref. 509550**



3 Bedrooms



3 Bathrooms





IBRAG
€720,000 | Call Daniele on 7997 9905

Located in one of the best and quiet streets of Ibrag, this fully furnished and beautifully refurbished duplex maisonette spans 300m² and boasts a smart design. Situated on the first floor, it features a wide frontage and enjoys its own private roof/airspace. Renovated to the highest standards, this home offers an entrance from a small front patio that leads to the first-floor level. There, you will find a spacious open-plan living/dining/kitchen area with two front balconies, three bedrooms (including a main bedroom with an en-suite and walk-in wardrobe), a main bathroom and a utility room. Moreover, a private stairwell leads up to the second floor, where you'll discover another living area, a kitchenette and a bathroom. These spaces open up to a large private back terrace, which is perfect for entertaining, as well as a terrace located at the front side of the property. This property also has the potential for further development. It is offered as freehold and comes highly recommended.

Ref. 351773



3 Bedrooms



3 Bathrooms



MAISONNETTES





VALLETTA

€935,000 | Call Ian on 7997 9995

The property features six interconnected rooms on the first floor in an L-shape. Two rooms span the full width of the facade, while the other four rooms lead towards the back of the property. The center room, part of the landing, showcases high ceilings and has its own airspace that could potentially be further developed. Currently, it is equipped with a skylight, allowing ample natural light to flood the back side of the property. The back room provides access to a spiral staircase, leading to the last room on the second floor. This room also offers access to a spacious back terrace, measuring approximately 30m². On the ground floor, there is a store with a cellar of similar size, along with a well. **Ref. 425192**



5 Bedrooms



1 Bathrooms



MARSASKALA

€340,000 | Call Vanessa on 9907 7398

This elevated maisonette in Msida offers a welcoming reception area to greet guests. The layout includes a spacious open-plan living and dining area, designed to create an open and expansive space. Additionally, there is a separate kitchen/breakfast area located within the maisonette. A hall leads to a family bathroom, a master bedroom with an en-suite and two double bedrooms connected by a back balcony. This balcony can serve as a space for laundry drying and storage. There is an option to purchase a two-car garage for €70,000 or a street-level one-car garage for €40,000. The property has a perpetual ground rent agreement with the joint office. **Ref. 216496**



3 Bedrooms



2 Bathrooms



KALKARA

€229,000 | Call Simon on 7920 7570

This duplex maisonette has been beautifully converted and is situated in a UCA, just a stone's throw away from the Kalkara waterfront promenade. The property exudes charm, with its traditional facade and meticulously restored original features seamlessly blending with modern finishes. Upon entering, you'll be greeted by a modern kitchen and dining area adorned with stunning patterned floors. An old stone staircase leads to a bedroom with an en suite bathroom and a traditional timber balcony on the first floor, while the basement level offers a lounge or guest bedroom with a shower and toilet. The basement stands out with its impressive double-height ceilings and a large arch.

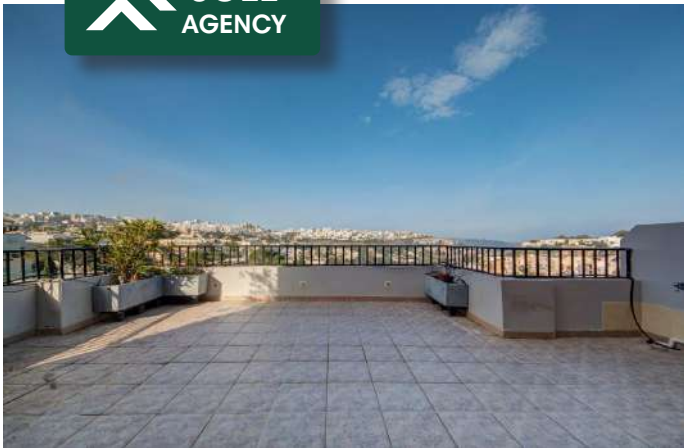
Ref. 752065



1 Bedrooms



2 Bathrooms



MELLIEHA

€640,000 | Call Alexia on 7997 9921

An exceptional opportunity to acquire a recently renovated semi-detached maisonette on the third floor. This unique property is conveniently accessible from two roads at street level. Situated in the highly desirable Tal-Qortin area of Mellieha, it features a spacious reception area complemented by a storage room. The maisonette offers three bedrooms, with the main bedroom including a shower en-suite. Additionally, there is a guest bathroom, utility room, kitchen, and a living and dining room that opens up to a large terrace, providing breathtaking distant sea and country views. The price includes a fitted kitchen, a private washroom with a terrace, and ownership of airspace. An optional four-car garage is also available. Viewing is highly recommended. Ref. 511372



3 Bedrooms



2 Bathrooms



MANIKATA

€399,000 | Call Anki on 7997 9980



Spacious ground floor maisonette with a square layout in the charming hamlet of Manikata. This property offers a generously-sized, open-plan area with stunning country views. In addition, it comprises three double bedrooms, one of which overlooks the valley, while the other two bedrooms each have their own en-suite bathrooms. There is also a separate washroom, a large games room and a spacious shaft area that can serve as a small yard. The property is being sold partially furnished and an optional two-car garage with electricity is available. **Ref. 354162**



ST PAUL'S BAY

€275,000 | Call Lino on 7997 9930

The property features two double bedrooms, both fully furnished and equipped with air-conditioning. Recently refurbished to a high standard, the maisonette boasts an entrance reception, a spacious living and dining area, a fully fitted kitchen with appliances, and a front balcony. Additionally, there is a main bathroom, with the master bedroom benefiting from an en-suite shower, as well as a separate washroom. The property also includes a good-sized backyard, perfect for entertaining. **Ref. 714843**



MARSASKALA

€377,000 | Call Vanessa on 9907 7398

The maisonette features a warm and inviting living area with a cosy fireplace, perfect for relaxation and gatherings. It also includes a front balcony that adds to the charm of the property. The hall leads to three bedrooms and a family bathroom, as well as a kitchen/breakfast area. Additionally, the maisonette has an upper floor that houses a convenient washroom with a kitchenette and a shower. This additional floor provides extra flexibility and convenience. Airspace included.

Ref. 216524





ZURRIEQ

€1,588,500 | Call Andre on **9900 0625**

The expansive land spans approximately 8,000m² and is adorned with mature trees, fertile soil, complete privacy and a tranquil atmosphere. From every angle of the property, you can enjoy breathtaking views of the surrounding countryside. The price includes a pre-1960's dwelling with an approximate total built-up area of 150m². This property is truly unique and presents an exciting project opportunity for those seeking to create something extraordinary. **Ref. 426450**



MADLIENA

€420,000 | Call Nicholas on **7928 4030**

A luxuriously finished ground floor maisonette in a highly sought-after area. The layout comprises an open-plan kitchen, living and dining area, three bedrooms, a main bathroom, an en-suite shower, and a generously-sized back terrace that offers views of the valley. The property is further complemented by two 1-car lock-up garages, which are included in the price. It is a freehold property. The property is also available for rent.

Ref. 041900



FGURA

€295,000 | Call Karen on **9931 4026**

A ground floor maisonette with front and back yards, situated in a peaceful area close to all the amenities Fgura has to offer. The property features a front yard, a spacious living room, a hallway leading to three double bedrooms and a combined kitchen/dining room with access to the back yard. With an approximate area of 200m², this residence provides plenty of living and outdoor space for a growing family. **Ref. 426536**





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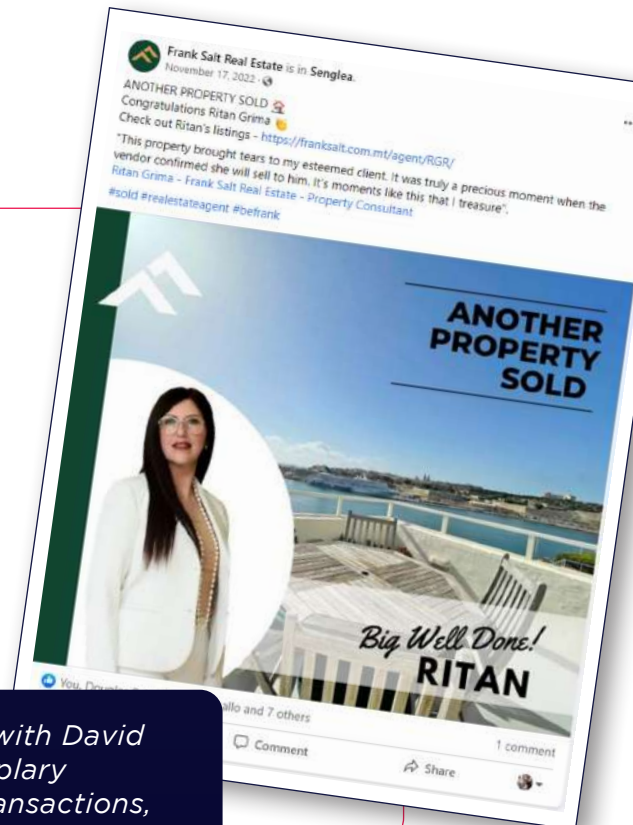
CASE STUDY

When Philip Morgan found his dream Maltese holiday home, Ritan Grima, Branch Manager of the Marsascala office recommended Optimal Currency to assist with his transfers from the UK to Malta. As Frank Salt Real Estate was project managing the refurbishment as well as the purchase of the property, this included multiple transfers to Notaries, trade suppliers and his own account; all handled by Philip's dedicated Optimal Currency broker:



My personal contact with David Bayliss, has been exemplary throughout all of my transactions, keeping me informed at every stage. Very professional company all round.

Phillip Morgan
Verified TrustPilot Review



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ST JULIAN'S

€350,000 | Call Joanna on 7949 9374

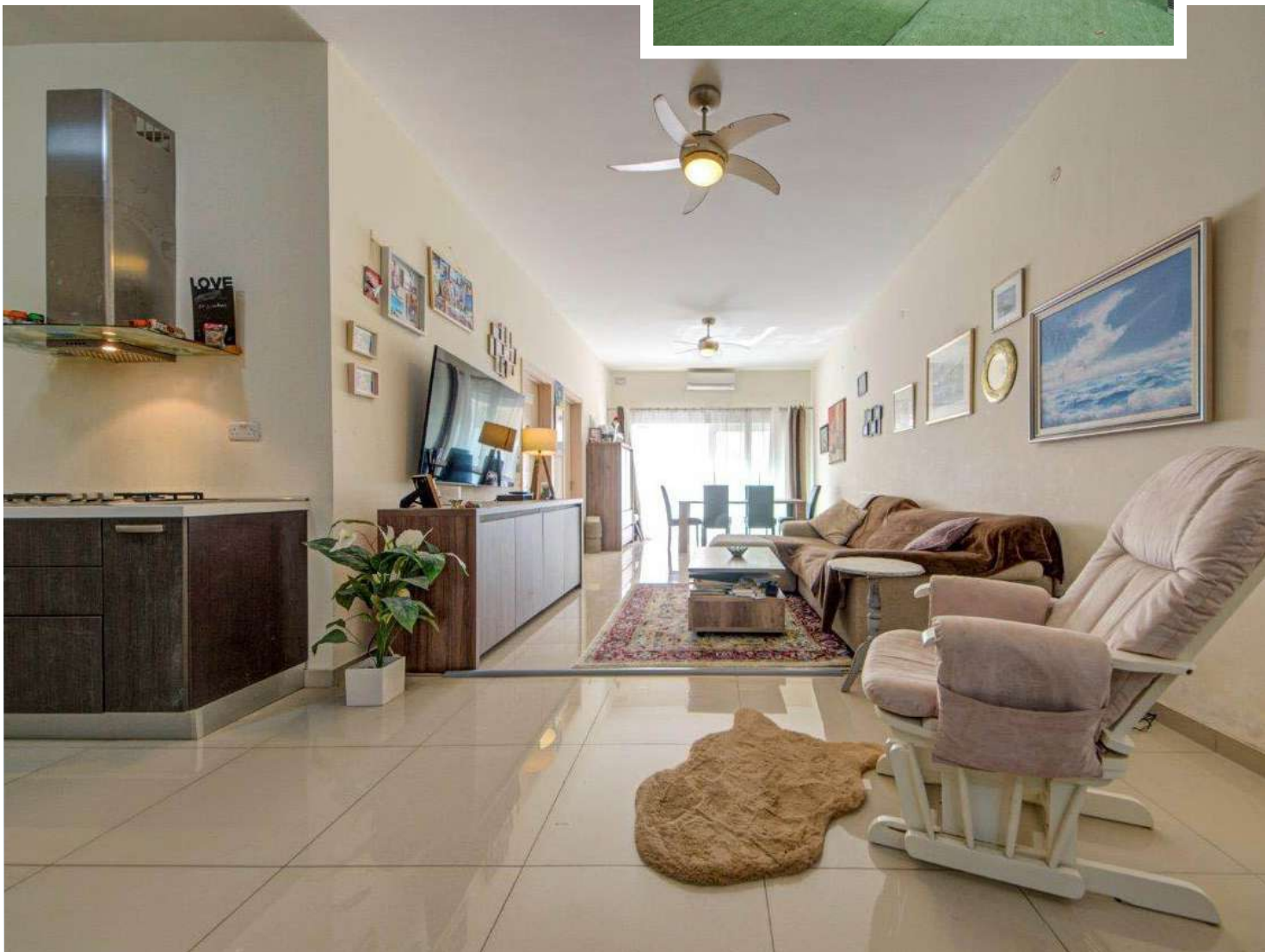
This apartment boasts a spacious back yard, making it an excellent choice for those who love entertaining guests. The property features three bedrooms, with the main bedroom having its own en-suite bathroom. The open-plan sitting, kitchen, and living area is generously sized and comes with top-of-the-line fittings. It truly is a must-see space. In addition to its impressive features, this property includes a one-car garage, which is a rare find in the area. With such a desirable combination of amenities, this apartment is a unique opportunity that is hard to come by. **Ref. 322260**

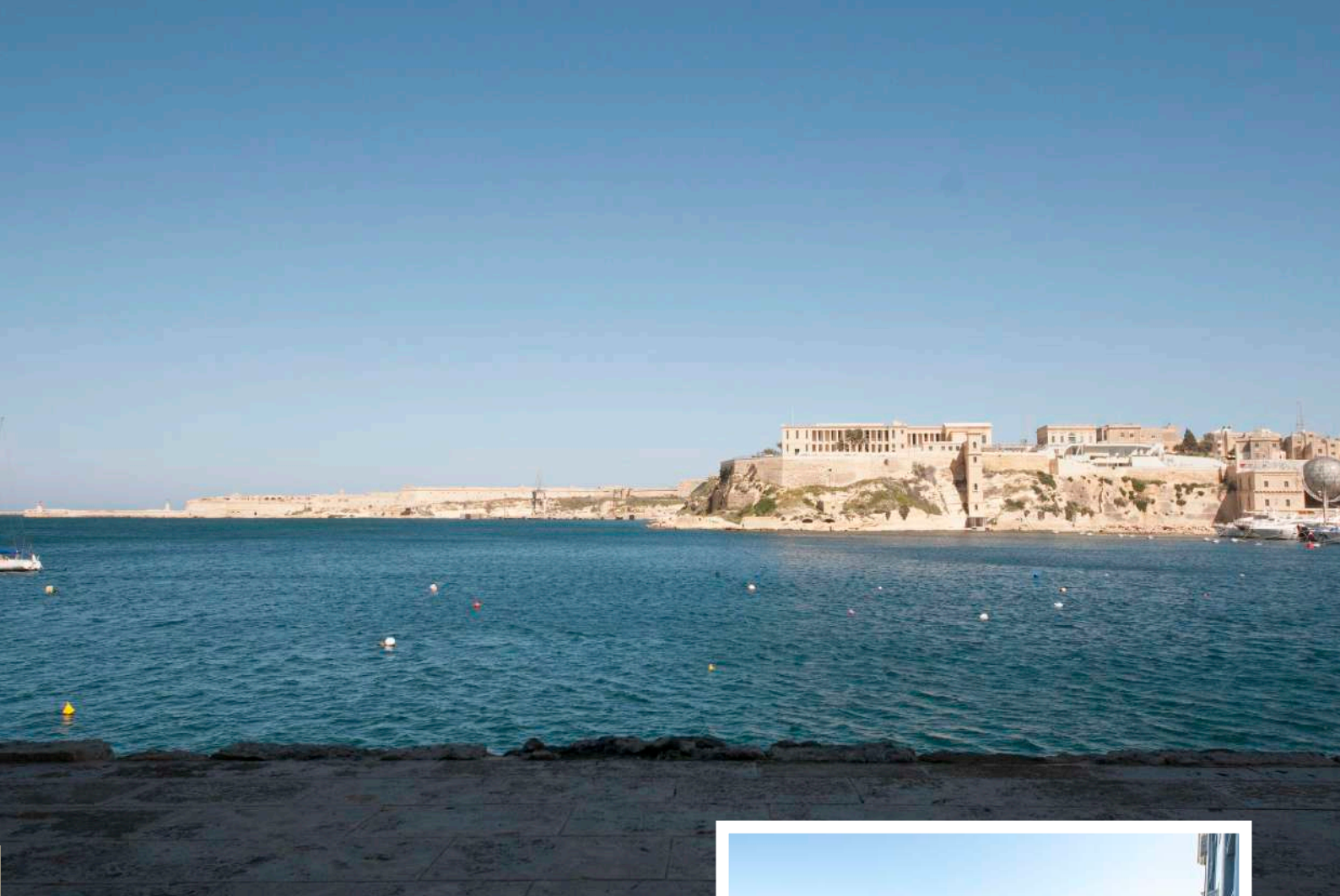


3 Bedrooms



2 Bathrooms





ST. ANGELO MANSIONS

€570,000 | Call Simon on 7920 7570

This stunning seafront apartment offers breathtaking views from its beautiful front terrace. If you are seeking a tranquil setting, then look no further! The accommodation is comprised of a spacious sitting and dining room, along with an open-plan kitchen, all seamlessly connected to the front terrace. Additionally, there are three bedrooms and a main bathroom with a shower. To add to its appeal, a car space is included in the price, providing convenient parking for residents. We highly recommend taking a closer look at this exceptional property. It presents a rare opportunity to enjoy magnificent views in a peaceful and idyllic location.

Ref. 036085



3 Bedrooms



2 Bathrooms



APARTMENTS



BIRKIRKARA

€310,000 | Call Michelle on 9949 7497

This fully-furnished 3-bedroom apartment is available in Birkirkara. This apartment features a squarish layout, offering a spacious kitchen, living, and dining area, as well as 2 double bedrooms – one of which includes an en-suite bathroom – along with a single bedroom and a main bathroom. The apartment boasts both front and back balconies and holds 1/5th ownership of the roof, which encompasses a private washroom. **Ref. 511459**



 **SOLE
AGENCY**



QORMI

€300,000 | Call Monica on 7997 9934

This duplex apartment in Qormi's Saint George's area offers the perfect home. Upon entering, you'll find a double bedroom with a front balcony, a main bathroom, an open-plan kitchen, a living and dining area with access to a spacious back terrace suitable for outdoor furniture and a BBQ, an ideal space for entertaining. The second floor features the main bedroom with an en-suite bathroom and a generous balcony. The apartment also includes airspace, allowing for potential future development. **Ref. 426457**



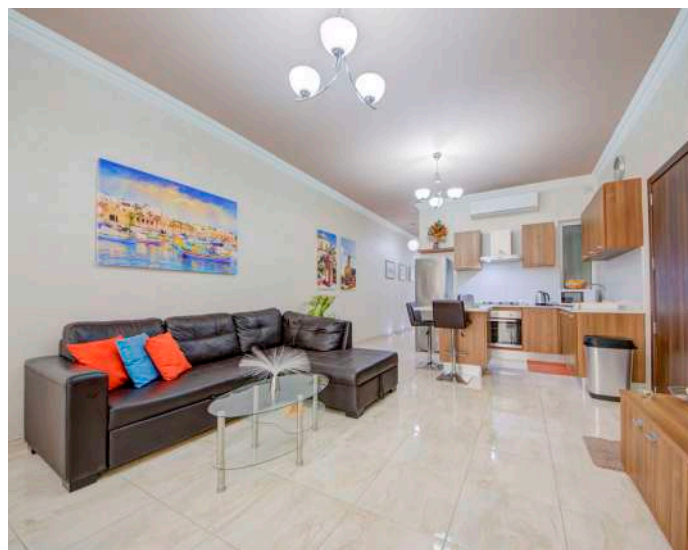
ST PAUL'S BAY

€320,000 | Call Charles on 9917 8350



This meticulously maintained, fully-furnished three-bedroom apartment, accessible via a lift, is situated in a desirable cul-de-sac area of Qawra/St. Paul's Bay. The layout of the property consists of an inviting open-plan space encompassing a kitchen, living, and dining area that extends to the front balcony. A hallway leads to the sleeping quarters, comprising three bedrooms, a main bathroom, an en-suite shower, a washroom, and a 28m² backyard – perfect for entertaining. An optional interconnected 1-car garage is available.

Ref. 510964





THE SHORELINE

€935,000 | Call Stanley on **9946 4552**

The apartment available is a magnificent 176m² unit that is highly finished. It features a 42m² front terrace with breathtaking open views of the landscaped spaces, pool area and the sea. The layout includes a hall, an open-plan kitchen dining living area that opens onto the 13m terrace, a pantry/store/washroom, a hall, a bathroom, three bedrooms, the main bedroom with a walk-in wardrobe and en-suite and a second bedroom with its own en-suite. This property includes a car space. **Ref. 425704**



MARSASKALA

€425,000 | Call Ritan on **7970 1900**

This tasteful and welcoming property is made up of a comfortable, open-plan living/dining, kitchen/breakfast that leads onto a front terrace from where one can relax and enjoy side sea views and a spacious hallway that gives access to a guest toilet, three double bedrooms all with their own en-suite shower, a box room and a back balcony that offers distance sea views. The property is being sold freehold and fully furnished. To add value, the property is being sold with an underlying lock-up garage. **Ref. 216528**



TAS-SELLUM

€750,000 | Call Michelle on **9949 7497**

The apartment is ready for immediate occupancy, boasting abundant natural light throughout. The highlight is the 50m² living room with direct access to a front terrace, offering spectacular sea views. The property also features a wide hallway with a study area, a storage room, a separate kitchen, a bedroom with an en-suite and balcony, a sizable 35m² master bedroom with an en-suite and access to a private courtyard, 2 additional bedrooms, a spare shower room, a spare toilet and another yard. The apartment includes a 2-car garage. **Ref. 752659**



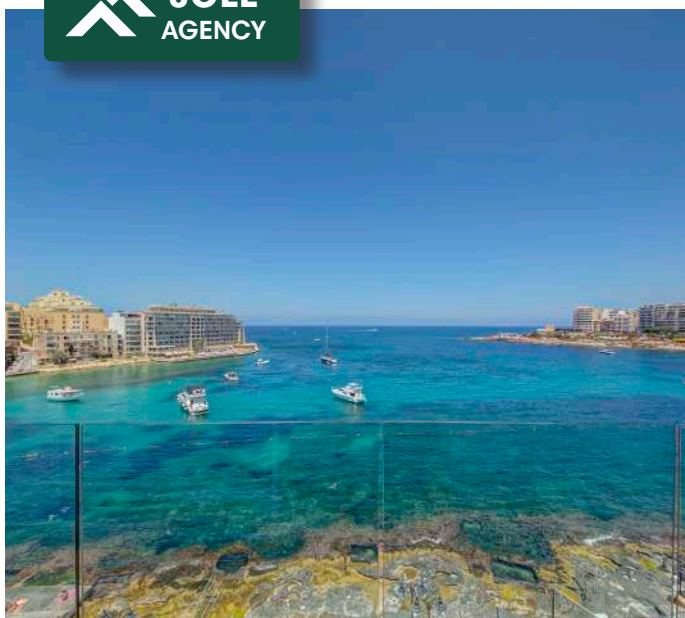
SWIEQI

€230,000 | Call Angele on **7944 5077**

This well-proportioned one-bedroom apartment is located in a highly desirable area of Swieqi. Situated on the second floor of a modern block with a lift, the layout comprises a spacious open-plan kitchen, living and dining room that leads to a balcony overlooking the street. Additionally, there is a main shower room and a generously-sized bedroom. This apartment comes highly recommended and presents a great investment opportunity. **Ref. 043996**



SOLE
AGENCY



ST JULIAN'S

€850,000 | Call Ian on **7940 3546**

This stunning duplex apartment is located in a newly constructed block and offers breathtaking sea views. The property features an open-plan kitchen, living, and dining area, as well as a bathroom on the top floor. On the bottom floor, you will find two double bedrooms, both with en-suite facilities. The apartment is being sold fully furnished and is freehold. **Ref. 322533**



ZABBAR

€235,000 | Call Martin on **9947 4829**



This two-bedroom apartment is situated in a smart block of 5 units, located in a quiet area of the village while being close to all amenities. The property is being offered finished, including a fitted kitchen. The layout consists of a large open-plan kitchen, living and dining room, two bedrooms (one with an en-suite shower room) and two balconies - one at the front and another at the back. Additionally, a one-car garage is included in the price. This apartment is ideal for first-time buyers or as a rental investment. **Ref. 215187**

SOLE
AGENCY





PORTOMASO

€1,495,000 | Call Konrad on **9942 7772**



This impressive 287m² apartment in Portomaso offers a unique feature - its own private swimming pool. The apartment boasts marina views and features a spacious entrance hall, an open-plan kitchen, living, and dining area that leads to a large patio, perfect for entertaining. There are three double bedrooms, with the main bedroom having an en-suite bathroom. Additionally, there is a separate main bathroom, an office area, a laundry room and a guest toilet. The property also includes a private car space. **Ref. 043651**

KALKARA

€340,000 | Call Paul on **7988 6012**

This exceptional apartment, meticulously finished and furnished to exceptionally high standards, is situated in a recently constructed development in the upper part of Kalkara. The layout comprises a spacious 40m² combined kitchen/dining/lounge area with a traditional front-facing Maltese balcony. This is followed by a main bathroom, a utility room, and three double bedrooms (the main bedroom includes an en-suite bathroom) as well as a back balcony.

Ref. 916878



ST PAUL'S BAY

€685,000 | Call Alexia on **7997 9921**

This apartment consists of a generously-sized entrance hall, a spacious formal living area and an impressive combined space that includes a sitting area, kitchen, dining area and lounge. This open-plan layout leads to a spacious front terrace, offering ample natural light through the oversized apertures. Additional features include a study/fitness area with access to an internal yard, a washroom, a family bathroom and three bedrooms, with the master bedroom having an en-suite shower room. The apartment includes a 1-car garage. **Ref. 752574**



BALZAN

€360,000 | Call Edward on 7997 9978



This superb three-bedroom apartment is located on the second floor of a small block. The apartment benefits from ample natural light, a comfortable layout and has recently been refurbished. The property comprises a spacious kitchen, dining, and living area, providing around 60m² of living space. It also features a sizable front balcony. A hallway leads to a utility room, a main bathroom, two double bedrooms, and a separate main bedroom with en-suite facilities and a back balcony overlooking a protected garden. **Ref. 319567**



SLIEMA

€425,000 | Call Josienne on 7979 3379

This luminous and breezy furnished apartment is part of a small block consisting of 6 units, accessible via a lift. It is positioned in a highly coveted area just off the Sliema seafront. This unit encompasses a combined kitchen, living, and dining space that opens up to a front balcony. Additionally, there is a guest shower room and a double bedroom. The property has been meticulously finished and furnished to superior standards and is equipped with full air-conditioning throughout. It is a freehold property. **Ref. 916352**



XEMXIJA

€475,000 | Call Lino on 7997 9930



A fully furnished duplex apartment with two double bedrooms on the top floor, situated on elevated grounds in Xemxija with beautiful sea views from the top floor level. The apartment, located on the first floor, features a welcoming entrance, two double bedrooms, a newly renovated bathroom, a combined living and dining area, a front balcony with side sea views and a separate kitchen/diner. On the second floor, there is a back balcony, a kitchen window with partial sea views and a roof terrace for entertainment.

Ref. 714842



**SOLE
AGENCY**





FLORIANA

€595,000 | Call Nicola on **7997 9960**

A large corner apartment situated within walking distance of the Floriana Granaries. Currently, the apartment comprises a reception area, a formal living area, two double bedrooms, a bathroom, a spare bedroom, a kitchen, a dining area with another bathroom and a sitting room. All rooms have balconies, some of which are traditional Maltese balconies. At the roof level, there is a spacious washroom and a large private roof that has the potential for further development into a penthouse. **Ref. 042943**



**SOLE
AGENCY**

QAWRA

€275,000 | Call Eva on **9902 7465**

A well-located apartment in Qawra, offering a spacious square layout with three bedrooms and an expansive open-plan kitchen, living and dining area. The apartment boasts front and back terraces, enhancing the living space and providing opportunities for outdoor relaxation. It is an ideal choice for those seeking a first family home or a lucrative rental investment. Moreover, the apartment's freehold status ensures long-term ownership and financial stability.

Ref. 354414



SLIEMA

€790,000 | Call Pat on **9970 4451**

Discover an exceptional 170m² apartment in an unbeatable location, offering panoramic views of Sliema Creek, Manuel Island, and Valletta. This apartment has been recently refurbished and impeccably maintained. It is fully furnished and features a spacious open-plan layout, three bedrooms with en-suite and main bathrooms. The property also offers the option for a 2-car garage. It is perfect for comfortable living or as a lucrative rental investment. **Ref. 353608**



VALLETTA

€195,000 | Call Ian on 7997 9995

It is being offered in shell form with most of the works already completed. Situated on the fifth floor, the apartment comprises an open-plan kitchen, living, and dining area that leads to a double bedroom with an en-suite bathroom. The property also features a large communal front terrace with stunning views of the Valletta Grand Harbour and Sliema Harbour. Once renovated, this apartment would be an excellent choice as a pied-à-terre or rental investment. **Ref. 620145**



SLIEMA

€650,000 | Call Conrad on 7997 9967

Upon entering the welcoming entrance hall, you will find a spacious sitting room and adjacent dining room. The kitchen and dining areas open up to expansive terraces, allowing you to enjoy enchanting side sea views. It comprises three double bedrooms, (main with an en-suite bathroom), a shower room, laundry room and a box room. Additionally, the property boasts a substantial back terrace and offers the option of an interconnected garage for two or three cars, accessible by lift. **Ref. 511545**



PIETÀ

€328,000 | Call Danielle on 7997 9907

This generously-sized first floor apartment is located in close proximity to St. Luke's Hospital and within walking distance to the marina of Pieta. The well-finished apartment comprises a living area with a front balcony, leading to a kitchen and dining area, three double bedrooms, with the main bedroom featuring an en-suite bathroom, and a spacious family bathroom. The apartment is mostly furnished and must be seen to be fully appreciated. It is also an excellent option for rental purposes. **Ref. 354135**





SLIEMA

€690,000 | Call Nicholas on 7928 4030

No expense has been spared on this beautifully furnished, ultra-modern apartment, situated a stone's throw away from the promenade, amenities, and beaches. The layout consists of an open-plan kitchen, living, and dining room that opens up onto a front balcony. Additionally, there's a wine cellar, two double bedrooms, each with its own en suite and balcony, a washroom, and a guest toilet. A one-car interconnecting lock-up garage is also included in the price. **Ref. 042069**



SOLE
AGENCY

SLIEMA

€775,000 | Call Agathe on 9960 3342

This is a large and spacious three-bedroom apartment located within walking distance of The Point and all essential amenities. The property features a generous entrance that leads to an open-plan kitchen, living and dining area. From here, you can access a spacious balcony with beautiful sea views. The apartment includes three double bedrooms, a separate bathroom, an en-suite shower and a side balcony. Additionally, the property comes with an interconnecting car space, which is included in the price. **Ref. 042731**



SLIEMA

€775,000 | Call Nikolay on 9929 3738

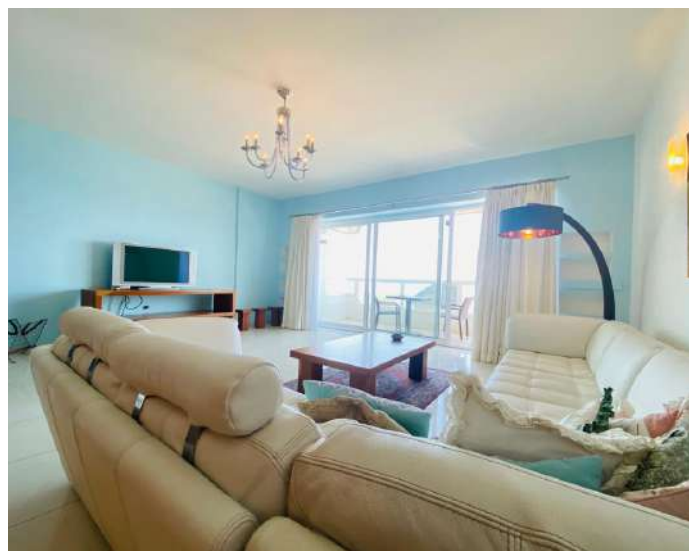
This 3rd-floor seafront apartment is larger than usual and is located in the highly desirable area of Sliema Qui-Si-Sana. It offers three double bedrooms, one of which has a back balcony. There is a large family bathroom that can be converted into a bathroom and en-suite shower and a spare shower room that can also be split to create an en-suite for one of the bedrooms. The apartment includes a combined kitchen and dining room, as well as a large living room that spans the width of the front facade, with a terrace that offers spectacular endless sea views. **Ref. 320518**



SLIEMA

€795,000 | Call Judith on **7997 9925**

This beautiful and tastefully furnished apartment is located right on the seafront, offering the most spectacular bay and open sea views. The living accommodation is spacious, with a combined kitchen, living and dining area spanning over 100m², all overlooking the breathtaking views. A wide hallway leads to the main bathroom, a box room and three bedrooms, with the master bedroom featuring an en-suite bathroom and access to a pleasant outdoor area, perfect for entertaining. **Ref. 043166**



SLIEMA

€955,000 | Call Rose on **7997 9958**



This superb luxury seafront apartment is located on the fourth floor, offering spectacular views of Sliema Creek and Valletta Bastions. The property features a large sunny living room that leads onto the front terrace, providing ample space for outdoor dining. Additionally, there is a welcoming hall, spacious kitchen/dining area, three double bedrooms (two with en-suite bathrooms), a separate bathroom, a washroom/storage area and a back balcony. An interconnecting car space is included at ground floor level. **Ref. 353968**

ST JULIAN'S

€350,000 | Call Joanna on **7949 9374**



This stunning apartment boasts a spacious and inviting back yard, perfect for entertaining guests and enjoying leisure time. The property comprises three generously-sized bedrooms, with the main bedroom featuring an elegant en-suite bathroom for added privacy and comfort. The open-plan sitting area, large and well-fitted kitchen, and expansive living room provide ample space for relaxation and gatherings. This property is a must-see and it also includes a one-car garage, which is a rare find. **Ref. 322260**



SOLE AGENCY





ST JULIAN'S

€320,000 | Call Daniel on 9922 0208

This squarish layout apartment, served with a lift, features two double bedrooms and is filled with natural light. It is conveniently situated close to all amenities, just a few meters away from Spinola Bay. As you enter the apartment, you are greeted by a hall that leads to a kitchen, a living/dining area, a bathroom and two double bedrooms, one of which has a balcony. Additionally, there is a laundry room. **Ref. 044235**



COSPICUA

€225,000 | Call Simon on 7920 7570

The first room to welcome guests upon entering is a spacious living room, which provides access to a large bedroom with a balcony overlooking the street on one side and a hallway on the other side leading to a well-lit combined kitchen and dining area, a pantry/laundry area, a shower and toilet and a main bedroom with an en-suite bathroom. Complementing this apartment is a roof terrace that offers ample outdoor entertaining space. This property is in the UCA. **Ref. 752662**



TIGNE POINT

€2,500,000 | Call Nicholas on 7928 4030



This south-facing, double-fronted seafront apartment is situated in one of the best residential blocks in this development, offering panoramic views of Valletta, Manoel Island and Marsamxett Harbour. The accommodation comprises an entrance hall, open-plan kitchen, living and dining room that leads onto a large terrace, ideal for entertaining. There are three double bedrooms, including an en-suite shower room, a guest bathroom and a laundry room. Further complementing this property is a 2-car lock-up garage. **Ref. 044228**

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CONTACT US

APARTMENT IN XLENDI

€235,000 | Call Marie on 9949 2695

This charming apartment is situated very close to the beach and enjoys lovely country views from its sitting room, bedroom and terrace. It features a spacious living area, one large bedroom and another smaller bedroom, along with a shower room. The apartment is being sold fully furnished and includes a one-car garage, which is very useful to have in the summer in Marsalforn. It is the perfect holiday home. Don't miss out on this opportunity. **Ref. 110686**



APARTMENT IN XAGHRA

€415,000 | Call Darren on 7902 2319

Upon entering the property, you will be welcomed by a spacious 60m² kitchen, living, and dining area that leads to a generous terrace overlooking the communal pool area. The apartment comprises of 2 double bedrooms, one of which has en-suite facilities, and a separate bathroom. With the size of the living area, there is also the option to add additional rooms if desired. This new smart block is equipped with a car lift that takes you down to your own private lockable garage adjacent to the apartment. **Ref. 114505**



APARTMENT IN XLENDI

€225,000 | Call Jason on 9931 6144



The apartment consists of 2 bedrooms, with the main bedroom being very large and featuring sliding doors that open onto the back balcony, offering picturesque views of the ODZ countryside. The second bedroom is currently being used as a study. Additionally, there is a family bathroom. The spacious kitchen, living, and dining area also opens with sliding doors onto a front balcony, providing street views. The kitchen is custom-made from Italy. Throughout the apartment, you will find large porcelain tiles, 2 air-conditioner units and an alarm system. **Ref. 160656**

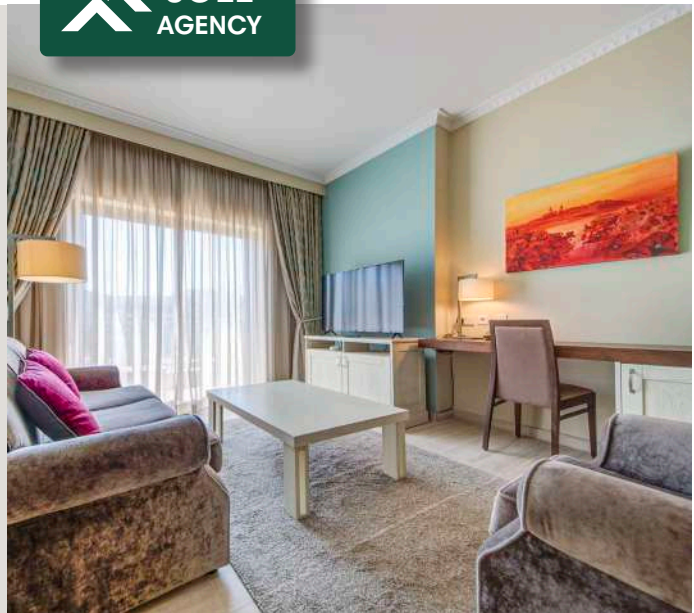




VILLA IN QALA

€690,000 | Call Marie on 9949 2695

The villa comprises an entrance through a small hall leading to a spacious kitchen, living, and dining area. It also features a bedroom with a shower en-suite, an additional spare toilet, a pool, and a large deck area. On the lower level, there are three more double bedrooms, each equipped with an en-suite shower. Upstairs, you'll find a study area and a roof terrace that provides captivating views. The property is being sold fully furnished and equipped, and a lock-up garage is included in the sale. **Ref. 160351**



APARTMENT IN SAN LAWRENZ

€480,000 | Call Jason on 9931 6144

The property features a spacious main bedroom with an en-suite bathroom that opens onto a front terrace overlooking the pool area. The living room/dining room, equipped with a sleeper couch, also opens onto its own front terrace with stunning pool views. The kitchen is fully fitted with high-end appliances, including a side-by-side fridge, induction stove, dishwasher, and steam oven. The guest toilet includes a washer/dryer unit.

Ref. 160657



APARTMENT IN XLENDI

€185,000 | Call Marie on 9949 2695

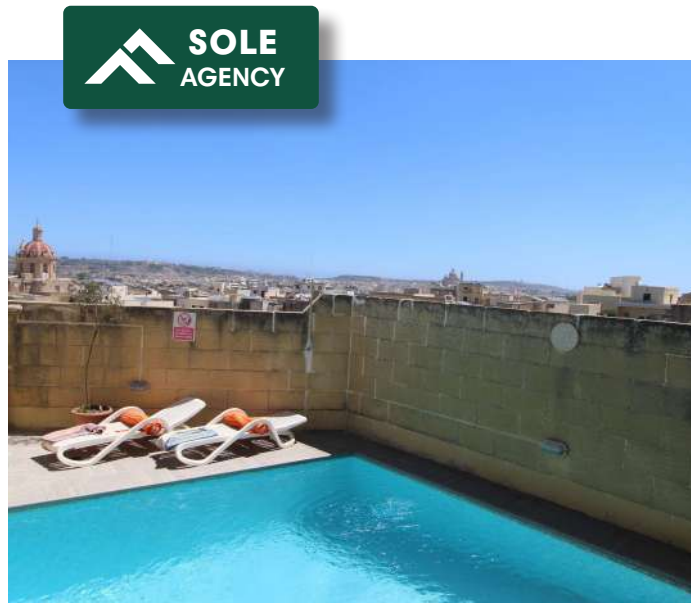


An ideal seaside dwelling awaits in the lovely Xlendi Bay. This apartment features 2 bedrooms, 1 bathroom, and a spacious combined kitchen/dining area. It is perfect for a holiday getaway or as a rental investment opportunity. The apartment is conveniently located just a few minutes' walk from beautiful swimming spots and a short stroll to popular evening entertainment and dining areas. Enjoy breathtaking sunset views and the picturesque natural surroundings from the front balcony. **Ref. 160609**

HOUSE OF CHARACTER IN SANNAT

€520,000 | Call Gino on **9947 6959**

Brimming with character and traditional features it comprises into a lovely reception area welcomes you on entrance leading into the living room combined with kitchen and dining area, main bathroom and a nice private swimming pool including a deck area. On the first floor, one finds 2 double bedrooms (one with en-suite bathroom) and a lovely terrace enjoying exceptional views. This property has another bedroom and a washroom on top floor level. **Ref. 115772**



SOLE
AGENCY



MAISONETTE IN NADUR

€525,000 | Call Alan on **7947 0419**

This property has a floor area of approximately 125m² and features a small front garden. The accommodation comprises an entrance hallway, kitchen, living room that opens onto a front balcony with stunning sea and country views, a main bathroom, a separate toilet, two internal yards, two double bedrooms, and one single bedroom which is also accessible from the back street. There is also the possibility of dividing the property into two separate residences. Additionally, the property includes a garage. **Ref. 115773**



HOUSE OF CHARACTER IN VICTORIA

€380,000 | Call Alan on **7947 0419**

This semi-detached house of character offers the following accommodation: an entrance onto an open-plan area that combines the kitchen and dining area, leading to the living room area. There is a separate entrance to the main street and a toilet on this level. On the first floor, you will find two bedrooms, one of which has an en-suite bathroom, as well as a separate bathroom. On the second floor, there is another bedroom with its own private terrace. **Ref. 115351**

Ref. 115351





PENTHOUSE IN NADUR

€195,000 | Call Gino on 9947 6959



This breathtaking penthouse, nestled in the charming village of Nadur, boasts unparalleled views of the sparkling channel and picturesque countryside. The property encompasses a luxurious bedroom, an exquisite bathroom, and an inviting combined living area that offers a captivating vantage point of the mesmerizing vistas. The inclusion of two splendid terraces adds an extra touch of exclusivity and makes this property an extraordinary discovery. **Ref. 115731**



PENTHOUSE IN XEWKIJA

€250,000 | Call Grace on 7988 7780

A two-bedroom penthouse, offering magnificent open country views from its front terrace, is being sold on plan and in a shell form state. This exceptional residence encompasses a beautifully designed open-plan kitchen, living, and dining room. The penthouse showcases two well-appointed bedrooms, each providing a serene and comfortable retreat. Additionally, the residence boasts two impeccably designed bathrooms. The price includes common parts and a lift.

Ref. 115426



APARTMENT IN XLENDI

€182,500 | Call Darren on 7902 2319

Perched on the enchanting 2nd floor, this idyllic apartment is delicately nestled a mere stone's throw away from the radiant sun-kissed beach. It welcomes you with a warm and inviting living space adorned with two comfortable bedrooms and a tastefully designed bathroom, embodying the epitome of tranquility and escape from the frenetic pace of everyday life. This remarkable abode is a perfect sanctuary for those who yearn for a serene and unhurried lifestyle, far from the chaotic clamor of the city. **Ref. 115698**



HOUSE OF CHARACTER IN GHARB

€550,000 | Call Darren on 7902 2319

The layout includes an inviting entrance hallway with a lounge featuring a woodburning stone fireplace. A bright courtyard leads to a split-level room currently used as two bedrooms and a wet room on the ground floor. The kitchen and dining room on the first floor, with a Juliette balcony overlooking the courtyard, connect to a separate living room. Throughout, traditional features like colored cement tiles, wooden beams, 'Kileb,' and stone slabs abound. An interconnecting staircase leads to the second floor, housing the master bedroom with en-suite. **Ref. 115240**



FARMHOUSE IN XAGHRA

€690,000 | Call Katya on 7921 0816



This farmhouse is full of traditional features such as mangers, high ceilings and arches throughout. The property offers a beautiful arched mill room that has been converted into a living/dining area. There is also a combined dining area and fitted kitchen that leads to the outdoor space, which includes a good-sized pool, a sunny decking area, and a BBQ area. The property boasts 3 spacious bedrooms, two of which have en-suite facilities, as well as a main shower room. Additionally, there is a large terrace with beautiful views. **Ref. 114820**

APARTMENT IN XAGHRA

€310,000 | Call Katya on 7921 0816



The entrance of this apartment opens up to a spacious open-plan kitchen, dining, and living room, featuring a superb kitchen/breakfast area. The apartment comprises three double bedrooms, with the master bedroom enjoying an en-suite bathroom, and the spare bedroom equipped with a utility closet. Additionally, there is a separate guest bathroom. This property is perfect as a residence or as a relaxing retreat, offering picturesque country views. An optional lock-up garage is available at an additional cost.

Ref. 115757





FARMHOUSE IN XAGHRA

€450,000 | Call Jason on **9931 6144**



As you enter, you step into the living/kitchen/dining area, complete with a bathroom and storeroom. This space seamlessly flows out onto the welcoming back terrace and swimming pool. Moving to the first floor, you will find two bedrooms, one of which features a private study area, along with a family bathroom. On the second floor, there is a washroom that opens onto the roof terrace, offering an ideal alternative entertaining area or sundeck. The property is complemented by a two-car basement garage. **Ref. 160370**

APARTMENT IN GHASRI

€375,000 | Call Gino on **9947 6959**

A lovely ground floor apartment is available on the outskirts of the tranquil village of Ghasri. The property features a welcoming and spacious combined living area, a separate kitchen, 2 bedrooms, 2 bathrooms and a delightful back terrace. Additionally, this apartment includes a lock-up 1-car garage. It is being sold fully furnished and is ready to move into. You can enjoy breathtaking country views from the apartment, as well as access to a communal pool within the block.

Ref. 115190



APARTMENT IN MARSALFORN

€185,000 | Call Katya on **7921 0816**



An elevated ground floor corner apartment in Marsalforn is available for sale. It is conveniently located just minutes away from the seafront and close to all amenities. The property is being sold as is, semi-furnished. It comprises an open-plan kitchen, living, and dining area, two bedrooms, one of which has a side balcony and a main bathroom. The apartment enjoys plenty of natural light, making it bright and airy. It is suitable for rental investment purposes. **Ref. 115632**





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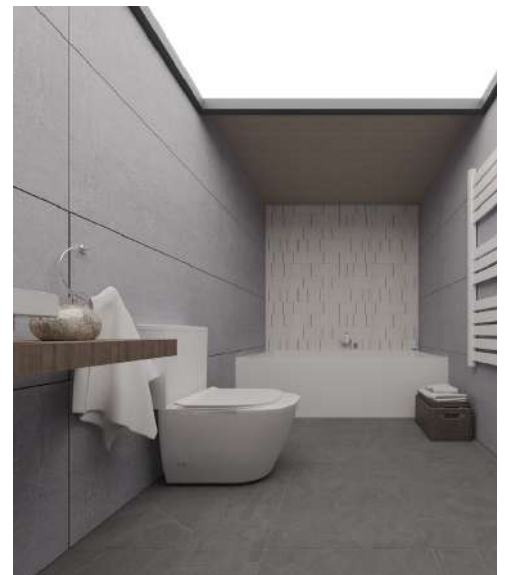
Price includes:

- Kitchen including laminate top, Sink, Mixer and Built-in Hood (excluding splashback)
- Built-in fridge-freezer, Ceramic Hob, Oven and Dishwasher
- TV unit inc. 2 shelves
- Dining table and chairs
- Sofa
- Main Bedroom inc. upholstered storage bed
- Guest Bedroom inc. upholstered storage bed

**Price also includes delivery, installation and VAT.
Furniture also comes with a 5 year warranty.**

For an extra €8,200 you can then also get:

- Main Bathroom including shower, wall-mounted ceramic sink, toilet and mixers
- Ensuite including shower, wall-mounted ceramic sink, toilet and mixers
- Floor Tiles 60cm x 60cm At.Kiel Arena (100 sqm)
- Tokio Coffee table 90cm x 60cm with matt glass top anthracite and metal anthracite legs
- Orthopedic Mattress 160cm x 200cm (x2)
- BN wallcoverings (8 rolls)
- Internal Doors in Laminate including handle (x4)



APARTMENT IN PENDERGARDENS

€2,800/month | Call Neil on 9931 3280

Presenting a highly finished duplex apartment located in the charming Pender Gardens development in St Julian's. This property has been meticulously finished to an exceptional standard. The apartment offers an open-plan kitchen, living and dining area, complete with a guest bathroom. From here, you can step out onto a spacious front terrace that provides delightful views of the development's private piazza. Moving to the upper floor, you will discover three bedrooms, with the main bedroom featuring a walk-in wardrobe and an en-suite shower. Additionally, there is a separate bathroom to serve the remaining bedrooms. The property is equipped with modern amenities.

Ref. 654800



3 Bedrooms



3 Bathrooms





TOWNHOUSE IN SLIEMA

€3,750/month | Call Philippa on **7937 7497**

Presenting a beautifully converted townhouse located in the heart of Sliema, this property offers a perfect blend of character and functionality. Upon entering, you'll be greeted by a charming entrance that leads to a spacious sitting and dining area, as well as a fully equipped kitchen and a guest toilet. The property's high ceilings allow for an abundance of natural light, creating a warm and inviting atmosphere. Moving to the second floor, you'll discover a stunning library/guest bedroom with a bathroom and a traditional Maltese balcony, adding a touch of local charm. There is also a second bedroom with an en-suite shower and its own terrace, providing a private retreat for guests or family members. Continuing to the third floor, you'll find a cosy living room with ample storage space, along with the primary bedroom featuring an en-suite shower. The layout offers comfort and convenience, ensuring that every resident has their own personal space. Lastly, the roof level offers a delightful surprise—a fully equipped kitchen with a shower room and a lovely roof terrace that showcases stunning views of Valletta. **Ref. 660580**



3 Bedrooms



4 Bathrooms



LETTING



APARTMENT IN MOSTA

€2,000/month | Call Krista on 7997 9948

The property features a large open-plan layout with a fully equipped solid kitchen, a comfortable living and dining area, all leading to a front balcony. It also includes a laundry room with a washing machine and tumble dryer. There are three double bedrooms, two of which have en-suite shower rooms, while the third bedroom has a back balcony and a separate shower room. The apartment is fully air-conditioned and equipped with insect screens throughout. Additionally, there is an optional 2-car lock-up garage available.

Ref. 660557



HOUSE OF CHARACTER IN COSPICUA

€1,500/month | Call Naomi on 9943 6492

The house welcomes you with a beautiful vaulted entrance hall, providing access to a double-height room, which serves as a combined kitchen and living area. On the ground floor, there is also a small courtyard. At an intermediate level, you will find a shower/toilet room, 2 bedrooms, a study room with a traditional Gallarija Maltija, and a second shower/toilet room. Additionally, the rooftop area boasts a second kitchen and two terraces, creating a delightful outdoor entertaining and relaxation space.

Ref. 752216



HOUSE OF CHARACTER IN GHASRI

€3,000/month | Call Mladen on 7997 9992

This wonderful 4-bedroom house of character is situated in an idyllic countryside location. Surrounded by spectacular views and boasting luxurious features, it presents the perfect opportunity to create your own dream home. The house comes complete with both an indoor and outdoor pool, a sauna, a gym, an office, a lift and a garage. It offers a truly fantastic lifestyle. Whether you prefer to exercise in the gym, unwind in the sauna, or enjoy a refreshing swim in your own pool, this property allows you to make the most of your day.

Ref. 115596





PENTHOUSE IN SLIEMA **€4,200/month | Call Jake on 79979954**

This bright and spacious eleventh-floor apartment is being offered fully furnished and equipped for rent. It is located in the heart of Sliema and covers an area of 220m². The layout of the property comprises 3 sizeable bedrooms, one of which has an en-suite shower. There is also a washroom, a large open-plan kitchen, a living and dining area, and a front terrace that enjoys open views of the sea. **Ref. 044091**



APARTMENT IN ST JULIAN'S **€3,800/month | Call Deborah on 79979983**

This bright and spacious fourth-floor apartment, located on St Julian's seafront, is being offered fully furnished and equipped for rent. The property features an open-plan kitchen, living and dining area that leads out to a large front terrace with excellent sea views of Balluta and Spinola Bays. It comprises two bedrooms, with the main bedroom having an en-suite shower, as well as a main bathroom and a washroom. The property also includes the use of an underlying car space.

Ref. 455503



PENTHOUSE IN MOSTA **€1,500/month | Call Amy on 7997 9976**

This superbly situated and centrally located penthouse in Mosta is exquisitely furnished and served with a convenient lift. It features a spacious open-plan kitchen, living and dining area, two double bedrooms, one of which has an en-suite bathroom, a main bathroom and a large terrace that is ideal for outdoor entertaining. The apartment is fully air-conditioned and includes a TV and a washing machine. **Ref. 042163**



VILLA IN MELLIEHA

€7,000/month | Call Garrett on 7997 9939

A state-of-the-art fully furnished semi-detached villa is available in the sought-after villa area of Mellieha, Santa Maria Estate. Set in a tranquil location, this property boasts 5 bedrooms and 4 bathrooms. It features a spacious open-plan fully equipped kitchen, living and dining area that leads out to the deck and swimming pool area, offering complete privacy and making it fantastic for entertaining. The villa also includes a lock-up interconnected garage, air-conditioning throughout, a washing machine, a dishwasher, TVs and more. **Ref. 453700**



APARTMENT IN PORTOMASO

€1,800/month | Call Aidan on 7997 9936

An exquisitely furnished and impeccably finished first-floor apartment is available, forming part of the highly coveted and prestigious residential complex of Portomaso. The property is offered fully equipped and boasts a spacious double bedroom, a luxurious bathroom, a convenient box room, a stylish split-level open-plan kitchen, a spacious and elegant living and dining area, as well as a delightful terrace that offers breathtaking and unobstructed views of the picturesque marina.

Ref. 043396



APARTMENT IN SLIEMA

€3,000/month | Call Emma on 7906 8755

This seafront apartment is beautifully furnished and finished to high specifications. It is part of a new block and is served by a lift, offering extensive sea views. The accommodation includes 3 bedrooms, a front terrace, a very spacious living, dining and kitchen area, a washroom, a main bathroom and an en-suite shower room. The property is fully air-conditioned and equipped with a washing machine, a dryer, a dishwasher, a microwave oven, and a TV. An optional private carport for 1 car is also available. **Ref. 655821**





APARTMENT IN ST JULIAN'S

€2,950/month | Call Silvana on 9999 8605

The layout of this comfortable home comprises a welcoming open-plan kitchen, living and dining area that opens out onto a spacious sunny terrace, perfect for entertainment and relaxation. From the terrace, one can capture distant sea views, adding to the appeal. The hallway leads to a bathroom, three bedrooms, with the main bedroom featuring an en-suite shower room and a walk-in wardrobe. Additionally, there is a good-sized back balcony, ideal for laundry drying and extra storage space. **Ref. 216534**



APARTMENT IN ST JULIAN'S

€1,500/month | Call Kyra on 7997 9937

Centrally situated just minutes away from Spinola Bay, this furnished apartment offers a delightful living experience. It comprises an open-plan kitchen, dining, and living area that leads onto a terrace, offering lovely valley views. The apartment features two bedrooms, a bathroom, a shower room en-suite, a storeroom and a back balcony. Essential items such as a TV, microwave oven, and washing machine are included for your convenience. **Ref. 038627**



PENTHOUSE IN MARSAXLOKK

€1,500/month | Call Rodienne on 7997 9935

This brand new, modern, bright and spacious fully furnished penthouse is located close to the seafront and all amenities. The property comprises a combined kitchen, living, and dining area that leads to a large front terrace with amazing sea views. It offers 2 bedrooms, one of which has an en-suite shower, a main shower room, a front terrace and a back terrace with country views. **Ref. 550479**



HOUSE OF CHARACTER IN VITTORIOSA

€4,000/month | Call Andrew on **9993 1216**

This stunning, historic and recently renovated 15th-century house of character is situated in the old city of Vittoriosa (Birgu). It boasts breathtaking views of the Grand Harbour, Valletta Bastions, marina, and the open sea. The property comprises a fully equipped kitchen that leads onto a dining area and lounge area, a rest room, three double bedrooms, a main shower room, an office/study area, an entertainment area, and a roof terrace. **Ref. 029489**



APARTMENT IN GHARGHUR

€1,300/month | Call Lara on **9931 3854**

This furnished three-bedroom apartment features a luxurious double bedroom with an en-suite bathroom, two cozy single bedrooms, and an additional versatile room that can be used as a study. All rooms are equipped with modern air-conditioning for your ultimate comfort. The property comes with essential amenities, including a convenient washing machine, a sleek microwave, and a high-definition TV for your entertainment pleasure. **Ref. 041855**



TOWNHOUSE IN BALZAN

€2,750/month | Call Jan on **9932 1023**

This fully furnished townhouse is located in the tranquil area of Balzan, yet it remains close to the town center. Finished to very high standards, this property boasts 3 bedrooms, each with en-suite shower rooms. It also features a fully equipped kitchen and dining area, a living room that opens onto a spacious roof garden perfect for entertaining, a guest toilet, and a utility room. **Ref. 659988**



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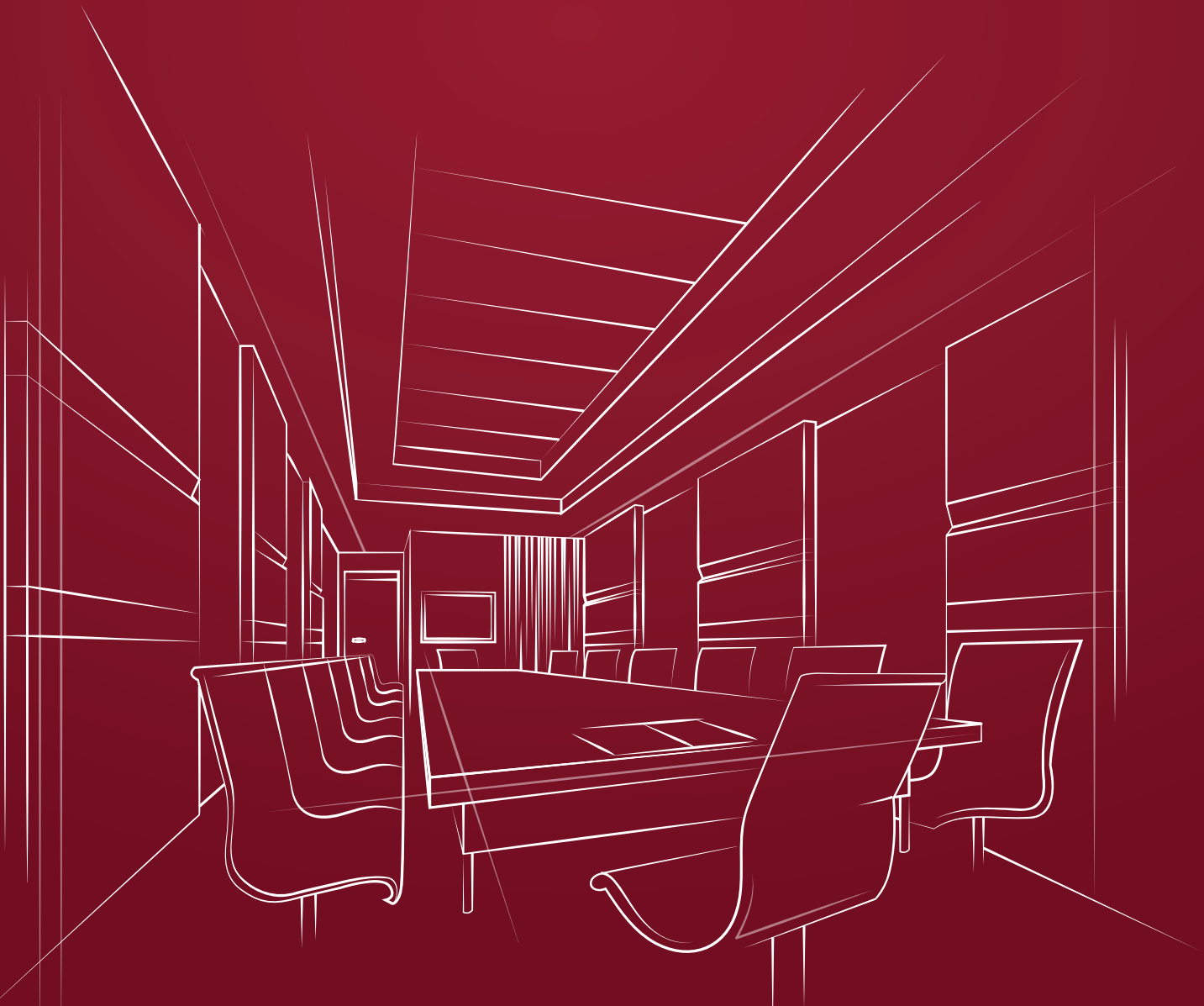
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