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# **EDITORIAL**

# The popularity and profitability of rentals: Summer 2025's expectations

Malta's rentals market has experienced significant growth, fuelled by an influx of expatriates and the dynamic economy of the country. The island's appeal as a business destination has led to heightened demand for rental properties across all segments - from luxury villas to budget-friendly apartments. The market is poised for yet another busy year, with expectations of high profitability for landlords and investors alike.

### Luxury rentals are a lucrative segment

The high-end rental market in Malta continues to attract affluent individuals seeking premium accommodation. Exclusive areas such as Sliema, St Julian's and Valletta remain highly sought-after, with luxury seafront apartments and penthouses commanding top-tier prices. These properties, often featuring state-of-the-art amenities such as private pools, smart home technology and concierge services, cater to high-net-worth individuals, business executives and long-term expatriates.

One of the primary drivers behind the success of the luxury rentals market is Malta's status as a recognised hub for international business and finance, combined with the attractive tax incentives of which luxury rentals form a key component. The country's strong ties to industries such as i-Gaming and financial services have led to an increase in well-paid professionals relocating to the island, thereby sustaining the demand for high-end properties.

Malta continues to establish itself as a favourite destination for elite travellers and demand for high-end villas and boutique apartments is expected to rise for the remainder of 2025. Property investors in this segment are likely to see strong returns, particularly in prime locations.

### Budget-friendly rentals: a competitive and high-demand market

While the luxury segment continues to grow, the budget-friendly rentals market remains equally competitive, driven by the demand from students, young professionals and lower-income expatriates. Areas such as Gzira, Msida and Qawra have become hotspots for those seeking affordable accommodation close to key amenities and transport links.

Rental prices in this segment have seen a range of increases over the years, but affordability remains a priority for many locals and expatriates. Tenants are increasingly looking for cost-effective solutions, such as shared accommodations and longer-term rental contracts which may lead to a measure of discounts and savings. However, the demand for reasonably priced rentals remains strong, ensuring a steady flow of tenants and minimising vacancy rates for landlords.

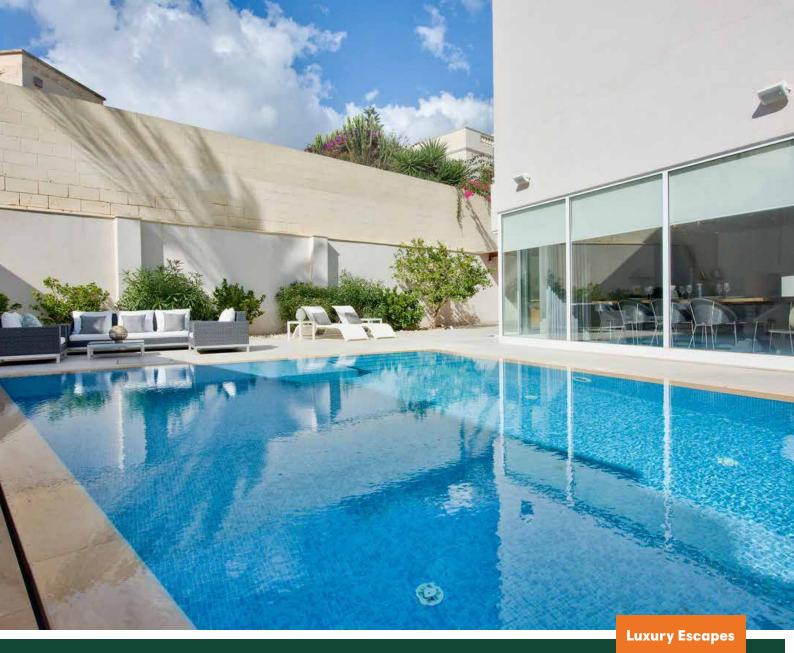
Looking ahead for the remainder of 2025, the budget-friendly rental market is expected to remain robust. The influx of seasonal workers, language school students and digital nomads will likely push demand higher, creating lucrative opportunities for landlords offering well-maintained, competitively priced properties.

We are confident that both the luxury and budget-friendly rental markets are set for another dynamic year with investors in both segments standing to benefit from the country's continued economic resilience and its strong appeal as the perfect residential and work destination.

Philippa

Philippa Tabone

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### **VILLA** IN IBRAG

Ref 455485

Fully furnished villa finished to exceptional standards, located in one of the island's most prestigious residential areas and enjoying distant sea views. The property opens into a welcoming hall with a cloakroom/guest toilet, leading to a formal sitting room featuring a fireplace. The spacious open-plan kitchen, living, and dining area extends seamlessly onto a beautifully landscaped garden and a private pool area, complete with an independent kitchen and shower room - ideal for entertaining. Upstairs, the first floor hosts three generously-sized bedrooms, each with its own terrace. The master bedroom includes an en-suite bathroom, while the remaining rooms share a stylish main bathroom. The top floor offers a versatile fourth bedroom, perfect as an office or study. At basement level, you'll find a large games room, two additional bedrooms (one with en-suite), a laundry room and a four-car garage. The villa is fully air-conditioned and served by a lift connecting all floors, from basement to top.

€12,000 monthly









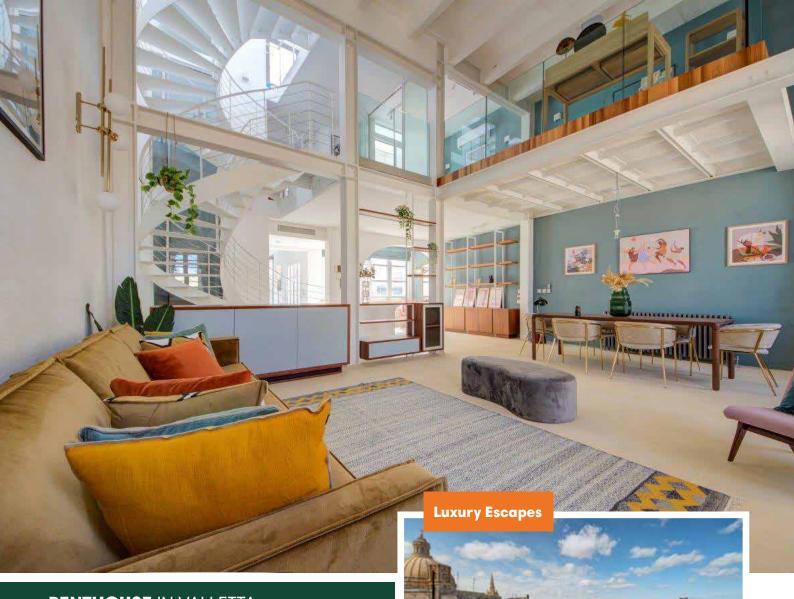












### **PENTHOUSE IN VALLETTA**

Ref 661092

A beautifully finished two-bedroom triplex penthouse in the heart of Valletta, set within a meticulously converted palazzo. The home features a spacious living/dining area with restored traditional details, a fully equipped kitchen leading to a side terrace and a guest WC. Upstairs are two bedrooms (or one plus a study), both with en-suite showers. The top floor offers a stunning rooftop with BBQ area, plunge pool, and sea views - perfect for relaxing or entertaining. A rare blend of historic charm and modern luxury in a prestigious location.



€6,000 monthly









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### **VILLA IN MADLIENA**

Ref 041239

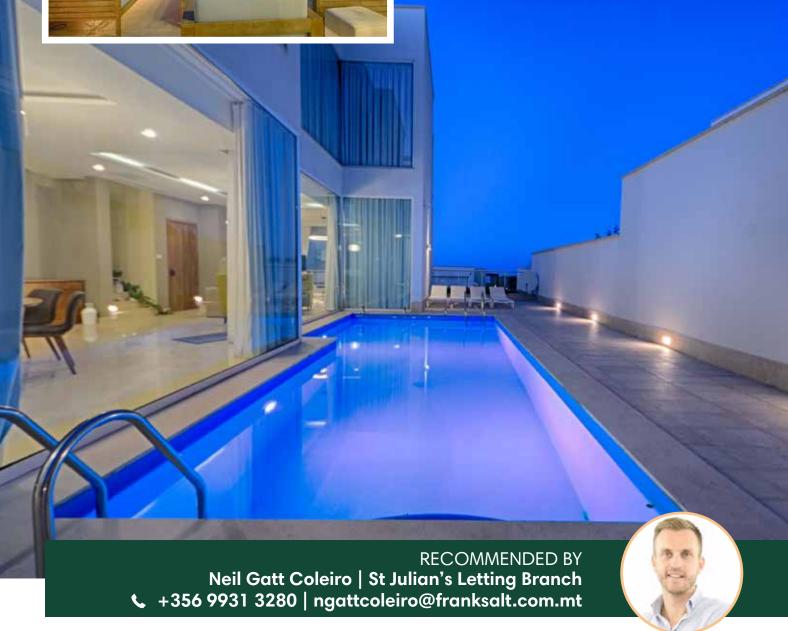
Impeccably finished semi-detached villa, situated on high ground in one of Malta's most desirable locations and enjoying spectacular country and sea views. This exclusive property comprises a spacious open-plan kitchen, living and dining area that opens onto a pool deck and generous entertainment space. There are three double bedrooms, all with en-suite facilities, as well as a guest toilet off the open plan. At semi-basement level, one finds an interconnecting three-car garage and two large rooms that could potentially be converted into a flatlet and a gym.



1 Bathroom 8 3 Shower Roon

€7,500 monthly





### **VILLA IN MELLIEHA**

Ref 455953

Located in one of the best residential areas on the island, this lovely villa is finished and furnished to high specifications, offering spacious and bright accommodation. The property comprises an openplan kitchen, living and dining area leading to a large outdoor space with a private pool, three double bedrooms all with en-suite facilities, a guest bathroom and a laundry room. An interconnecting one-car garage is also included in the price.





€5,000 monthly











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### **APARTMENT IN PORTOMASO**

Ref 042279

Bright, highly finished and furnished apartment forming part of the sought-after Portomaso residential development in St Julian's. Flooded with natural light, the layout consists of two double bedrooms, each with en-suite bath or shower facilities, an additional guest toilet, a large open-plan kitchen/living/dining area and a front terrace overlooking the marina.







€5,000 monthly



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# ULTIMATE LUXURY RENTALS IS AT AN ALL-TIME HIGH



For those seeking an opulent summer retreat, Malta and its sister island, Gozo, offer an array of high-end rental options that promise an indulgent escape. The islands flaunt a wealth of luxurious seafront properties, grand villas with private pools and exclusive apartments with communal pools. With breathtaking coastal views, lavish interiors and world-class amenities, these rentals provide the perfect setting for an unforgettable long-term stay.

### Seafront properties: unrivalled elegance and serenity

Imagine waking up to the gentle sound of waves and panoramic sea views stretching as far as the eye can see. Seafront properties in Malta and Gozo epitomise refined luxury, offering direct access to pristine beaches and picturesque promenades. These high-end residences often feature expansive terraces, infinity pools and state-of-the-art furnishings designed for the ultimate comfort. Many also include private access to the sea, allowing guests to swim in crystal-clear waters at their leisure. Whether located in vibrant coastal hubs or secluded bays, these residences ensure a blissful summer retreat.

## Houses and villas with private pools: a sanctuary of opulence

For those who value privacy and exclusivity, luxurious houses and villas with private pools provide a personal

sanctuary away from the crowds. These grand residences range from traditional Maltese farmhouses with rustic charm to contemporary designer villas with sleek, modern aesthetics. Featuring sprawling gardens, sun-drenched terraces and sophisticated interiors, these properties cater to guests looking for an unforgettable rental experience. Private pools offer a refreshing respite from the summer heat, while expansive entertainment spaces ensure a perfect setting for hosting intimate gatherings or simply unwinding in absolute luxury.

# Apartments with communal pools: exclusive comfort with resort-style amenities

For those seeking a blend of exclusivity and community, high-end apartments with communal pools provide the ideal balance. These premium residences are typically located within gated developments that offer a wealth of amenities, including landscaped gardens, wellness spas and fitness centres. Many feature elegantly designed interiors with high-end finishes, spacious balconies and floor-to-ceiling windows that flood the space with natural light. The communal pools, often set against a backdrop of stunning vistas, offer a serene environment where residents can relax in style while enjoying world-class service and facilities.

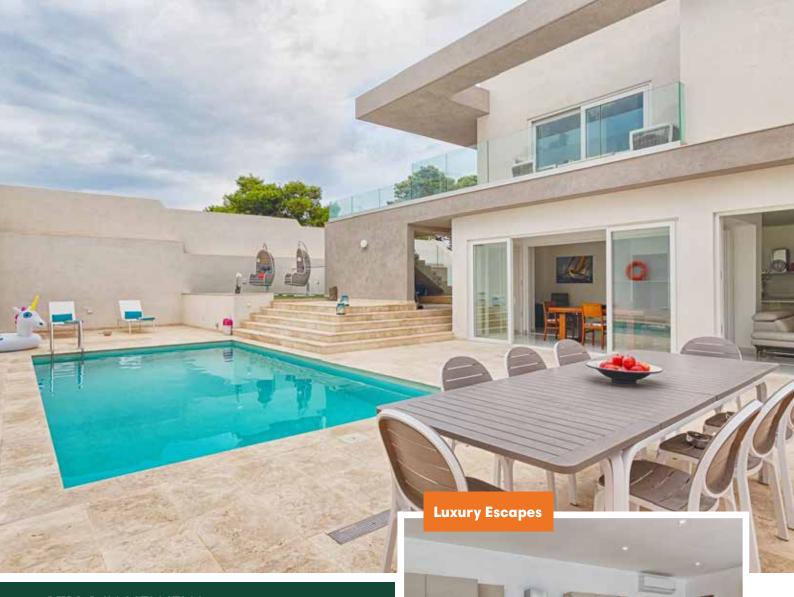


### Malta offers the perfect Mediterranean experience

Beyond lavish accommodation options, Malta and Gozo also offer a wealth of experiences that perfectly complement life in a high-end rental. The islands offer a plethora of options, from Michelin-starred dining and exclusive yacht charters to private wine tastings and bespoke cultural tours, renowned spas and even top medical and health facilities. Add to that the easy access on offer from Malta to neighbouring countries such as Italy, France and Greece to enjoy an

unforgettable weekend away whether you are indulging in designer shopping or simply attending elite social events and one can easily see why so many discerning clients choose to make a high-end rental in Malta or Gozo their home from home •





### **VILLA** IN MELLIEHA

Ref 918265

Stunning five-bedroom, semi-detached villa in Santa Marija Estate, enjoying scenic views from a large sun terrace. Finished and furnished to high standards, it features a side entrance leading to the pool area with spacious terraces - ideal for entertaining. Inside: an open-plan kitchen/living/dining area, two double bedrooms (one en-suite) and a family bathroom. Upstairs: three more double bedrooms (one en-suite), another bathroom, a second living area with kitchen, large terrace, utility room and more entertaining spaces. Lift available if required. A truly exceptional family home!

€7,000 monthly











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### **HOUSE OF CHARACTER IN XAGHRA**

Ref 104657

A fully furnished house of character situated on the outskirts of the village of Xagħra. This beautiful three-bedroom home is the perfect rental opportunity, with each bedroom featuring its own en-suite bathroom. The property also includes a separate living room and a combined kitchen and dining area - ideal for entertaining in style. Whether you're looking to unwind after a long day or gather with friends and family, this home offers a peaceful and inviting atmosphere. Comfort, convenience and a unique outdoor space make this a rare opportunity not to be missed. Available for long let.





€1,700 monthly





### **VILLA IN MADLIENA**

Ref 657763

Fully furnished, highly finished semi-detached villa in Madliena, set on high ground with stunning sea views. Features include a spacious living area with projector and Bose surround sound, a bar with wine fridge, a dream prep kitchen with full appliances, plus a second fully equipped kitchen and dining area leading to the pool. Comprises three double bedrooms (main with en-suite, second with walk-in wardrobe), a guest toilet, separate bathroom, and a rooftop washroom leading to a large terrace - perfect for entertaining. Outside offers a side garden, large pool deck and swimming pool. The garage fits one car and includes a gym with shower. Fully powered by PV panels and self-sufficient, with three wells supplying water to the pool and garden.

€6,000 monthly



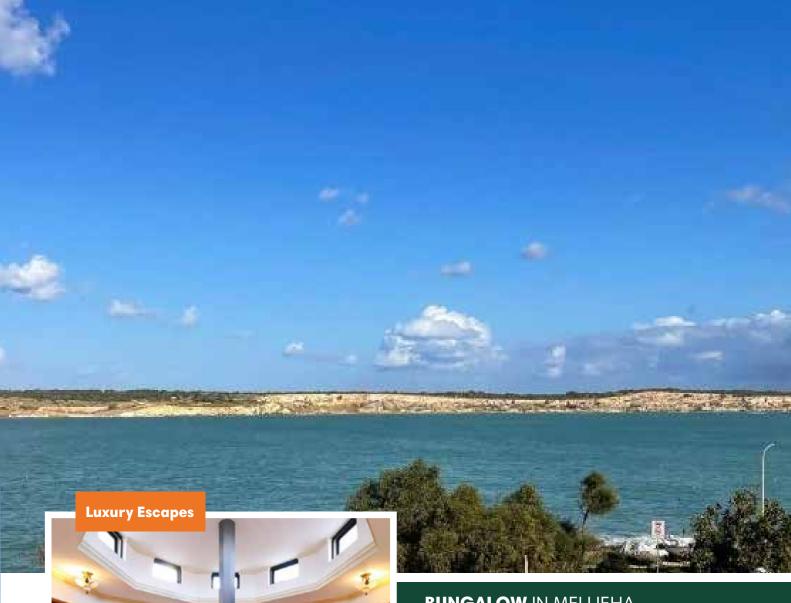












### **BUNGALOW IN MELLIEHA**

Ref 507338

A bright and airy seafront bungalow located in one of Mellieħa's most sought-after areas, offering breathtaking sea views and a well-planned layout ideal for comfortable living. The upper level features a spacious open-plan kitchen, living and dining area, three bedrooms, two bathrooms, a second living room, and a formal dining area - all leading to a wraparound terrace perfect for enjoying the views. The lower level includes a kitchenette, two additional bedrooms, a large games room, a living area, a bathroom and a laundry room, providing ample space for flexible use. This exceptional property is further enhanced by a pool, an entertainment area and a large carport.







€4,500 monthly



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### **VILLA** IN NAXXAR

Ref 918389

Discover this stunning semi-detached villa situated in a quiet area of Naxxar, perfect for families or anyone seeking a peaceful lifestyle. The layout includes a welcoming living area, a spacious, fully equipped kitchen and dining area and a front garden. On the lower level, you'll find three bedrooms, an additional living area leading to a front balcony, three bathrooms and access to the roof, which boasts lovely country views.





€3,000 monthly













### **APARTMENT IN MERCURY TOWERS**

Ref 918460

Located in the prestigious Mercury Towers, this stylish 1-bedroom, 1-bathroom apartment offers contemporary living in one of St Julian's most desirable residential areas. Featuring an open-plan layout with high-quality finishes, a private terrace with excellent town views and access to a communal pool, it's ideal for anyone seeking a comfortable and sophisticated home in a vibrant location.





€3,000 monthly





### **MAISONETTE IN MARSASCALA**

Ref 455770

Uniquely situated in the heart of the picturesque seaside village of Marsascala and close to all amenities, this bright and spacious ground-floor maisonette enjoys access to a communal pool and garden. The property features a welcoming hall, an open-plan kitchen, living and dining area and three bedrooms, all with en-suite showers. It is fully air-conditioned and includes a washing machine, dishwasher and TV.





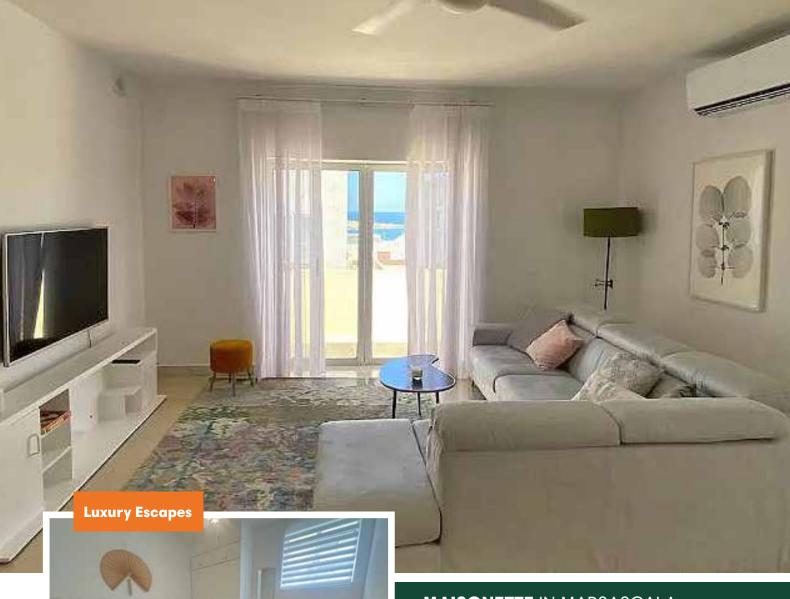
€2,000 monthly











### **MAISONETTE** IN MARSASCALA

Ref 456067

Nestled in the heart of the charming seaside village of Marsascala and just moments from all local amenities, this bright and spacious maisonette offers access to a communal pool and garden. The property features an open-plan kitchen, living and dining area, three bedrooms, a separate bathroom and an additional shower room. Fully air-conditioned, it comes equipped with a washing machine, dishwasher and TV.





1 Bathroom

€2,000 monthly











### **APARTMENT IN GHARGHUR**

Ref 456143

Situated in the picturesque village of Għargħur, renowned for its serene countryside walks, this apartment offers the perfect blend of comfort and tranquility. The layout includes an open-plan kitchen, living and dining area that leads to a charming front balcony - ideal for enjoying the fresh air. The apartment features three double bedrooms, with the main bedroom benefiting from an en-suite shower, a main bathroom and a convenient washroom. To top it off, a spacious backyard offers an excellent space for relaxation or outdoor entertaining.





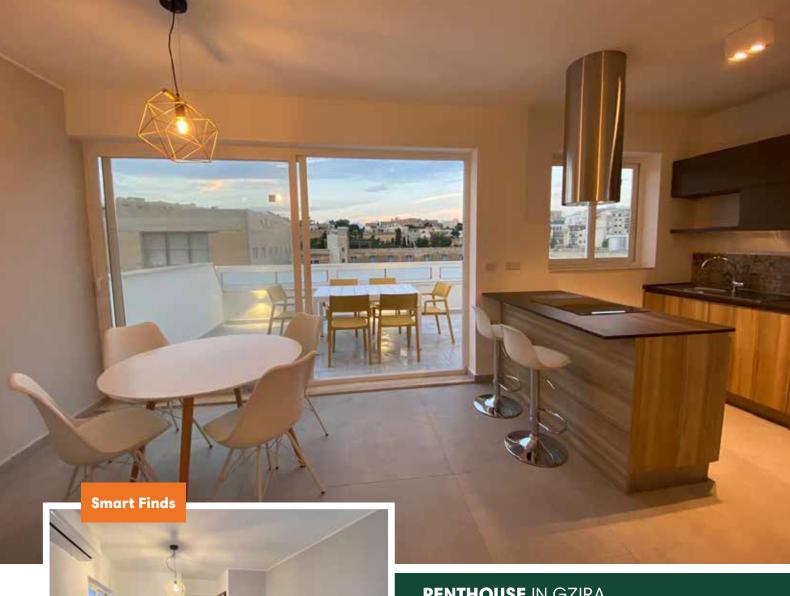
€1,800 monthly











### **PENTHOUSE IN GZIRA**

Ref 659237

Fully furnished penthouse in Gżira, just minutes from the seafront. This property comprises one bedroom, an open-plan kitchen, living and dining area, leading onto a good-sized front terrace and an en-suite shower. Extras include air-conditioning, an LCD TV, internet and cable connections and a washing machine. A must-see property!















# SMART RENTING: FINDING A HOME IN MALTA WITHOUT BREAKING THE BANK

Securing quality accommodation at an affordable price is a priority for many moving to Malta for work or long-term residence. At Frank Salt Real Estate's Letting Division, we offer an extensive selection of rental properties, ensuring that tenants can enjoy life in Malta without overstretching their finances.

### Exploring affordable and diverse rental options

Our portfolio includes thousands of properties catering to different budgets and lifestyles. Whether you are seeking a cosy studio, a modern apartment, a charming townhouse, or a budget-friendly maisonette, our dedicated platform makes it easy to explore and find the perfect home.

### A variety of locations

Malta and Gozo boast a variety of locations, each with its own appeal. For those who enjoy a lively atmosphere with bustling promenades, Sliema and St Julian's are ideal. Meanwhile, Mellieha, St Paul's Bay and Xemxija in the north offer a more relaxed setting with stunning beaches, perfect for families and couples. The southern towns of Marsascala, Marsaxlokk and Birzebbugia provide a taste of authentic Maltese life, featuring picturesque harbours and traditional markets. For those seeking peace and tranquillity, Gozo's villages, including Xlendi, Marsalforn, Qala and Xaghra, offer



a slower pace of life amidst stunning countryside and coastal views. With rental options across all these areas, tenants can find accommodation that meets their specific needs and lifestyle.

### **Exceptional value-for-money listings**

At Frank Salt Real Estate, we pride ourselves on offering rental properties that combine affordability with quality. Many of our budget-friendly apartments are located within walking distance of Malta's most popular seafronts and promenades. For those who prefer rural living, we also offer a selection of affordable farmhouses and villas set in the serene countryside. All properties are strategically situated to provide convenient access to amenities and attractions across Malta and Gozo.

### A seamless rental process

Finding the right home should be a stress-free experience. Our Letting Division manages a database of nearly 9,000 properties, complete with detailed descriptions and images, ensuring an efficient selection process. Our team assists clients in shortlisting suitable options, scheduling viewings and handling negotiations. We also manage all necessary paperwork, making the transition smooth and hassle-free.



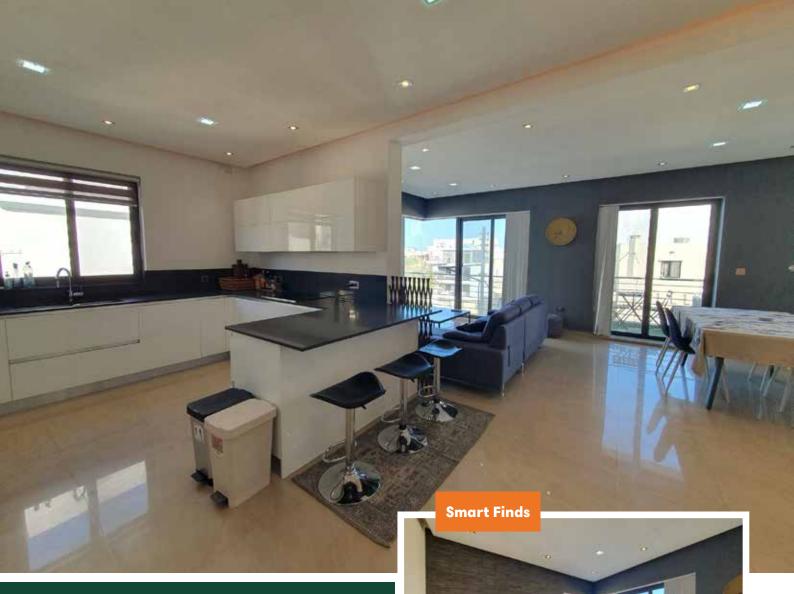
### **Additional services**

Beyond property rentals, we offer a range of supplementary services to enhance the tenant experience. Our property management service ensures that homes are well-maintained, while our home interiors consultancy helps tenants create a comfortable living space. We also provide relocation assistance, offering guidance on settling into life in Malta with ease.

### Affordable living in Malta

Starting a new life in Malta does not have to be expensive. With our extensive range of rental options, expert guidance and comprehensive services, we guarantee that you will find an ideal home that suits both your budget and lifestyle. Whether seeking vibrant city living, coastal tranquillity, or countryside charm, we ensure a seamless and enjoyable rental experience on our beautiful islands.





### **APARTMENT IN MELLIEHA**

Ref 918346

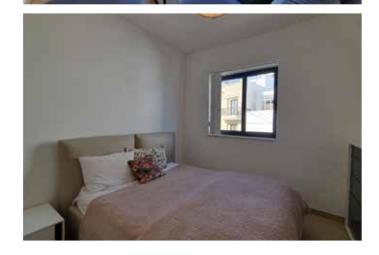
Discover the perfect blend of comfort and convenience with this stunning three-bedroom apartment, ideally located in the sought-after area of Mellieha. Designed for modern living, this property offers everything you need for a relaxed, hassle-free lifestyle. It features a spacious open-plan kitchen, living and dining area, a main bedroom with an en-suite shower, two additional bedrooms, a main bathroom and a front balcony. The apartment is fully air-conditioned and comes equipped with a washing machine, dishwasher, microwave oven, and TV.

€1,500 monthly













### **MAISONETTE** IN LIJA

Ref 046418

Bright corner maisonette located in a highly sought-after residential area of Lija. The property is offered fully furnished and comprises two bedrooms (main with en-suite shower), a spare bathroom and a spacious open-plan kitchen, living and dining area. It also features a large L-shaped patio. The property includes the use of an underlying one-car garage.







€1,500 monthly





### **MAISONETTE IN KALKARA**

Ref 752651

A brand-new, modern maisonette located within walking distance of Rinella Bay. The property comprises a combined kitchen, living and dining area, two bedrooms, a main bathroom, a washroom/storage room and a large backyard. Included items: air conditioners, TV and washing machine. Optional garages are also available beneath the block.





€1,200 monthly











Ref 550630

A lovely house of character, beautifully converted and filled with natural light from its internal courtyard. Accommodation comprises two bedrooms, a large kitchen, living and dining room, two bathrooms, an en-suite shower room and two spacious terraces. Included items: washing machine, dishwasher, TV and much more.



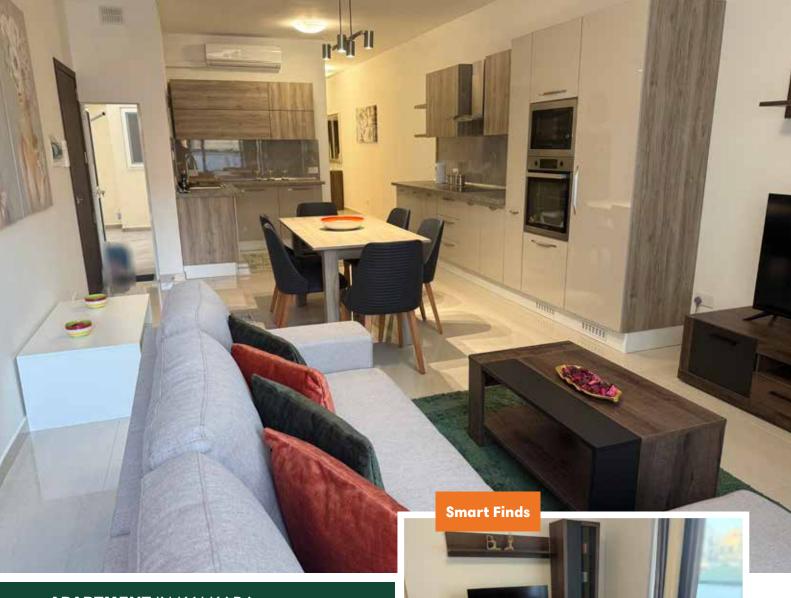




€1,100 monthly







### **APARTMENT** IN KALKARA

Ref 918089

This stunning three-bedroom apartment offers the perfect blend of comfort and luxury living, located in a very quiet area. The property consists of an open-plan kitchen, living and dining area that leads to a front balcony, a storage room and a well-sized courtyard. The master bedroom features an en-suite shower room, while the additional bedrooms are generously sized and share a well-appointed second shower room. The apartment also includes outdoor space that's perfect for relaxing. The property is offered fully furnished and fully air-conditioned, making it ideal for those seeking a stylish and comfortable home with easy access to all amenities.

€1,800 monthly











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### **APARTMENT IN BUGIBBA**

Ref 512177

This spacious third-floor apartment is just a short walk from the Bugibba promenade. Fully furnished and equipped, it features three bedrooms, including a master bedroom with an en-suite shower, as well as an additional shower room. The large open-plan kitchen, living and dining area leads to a front terrace. An underlying garage is also available as an option.







€1,500 monthly







# LET'S BEANK

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