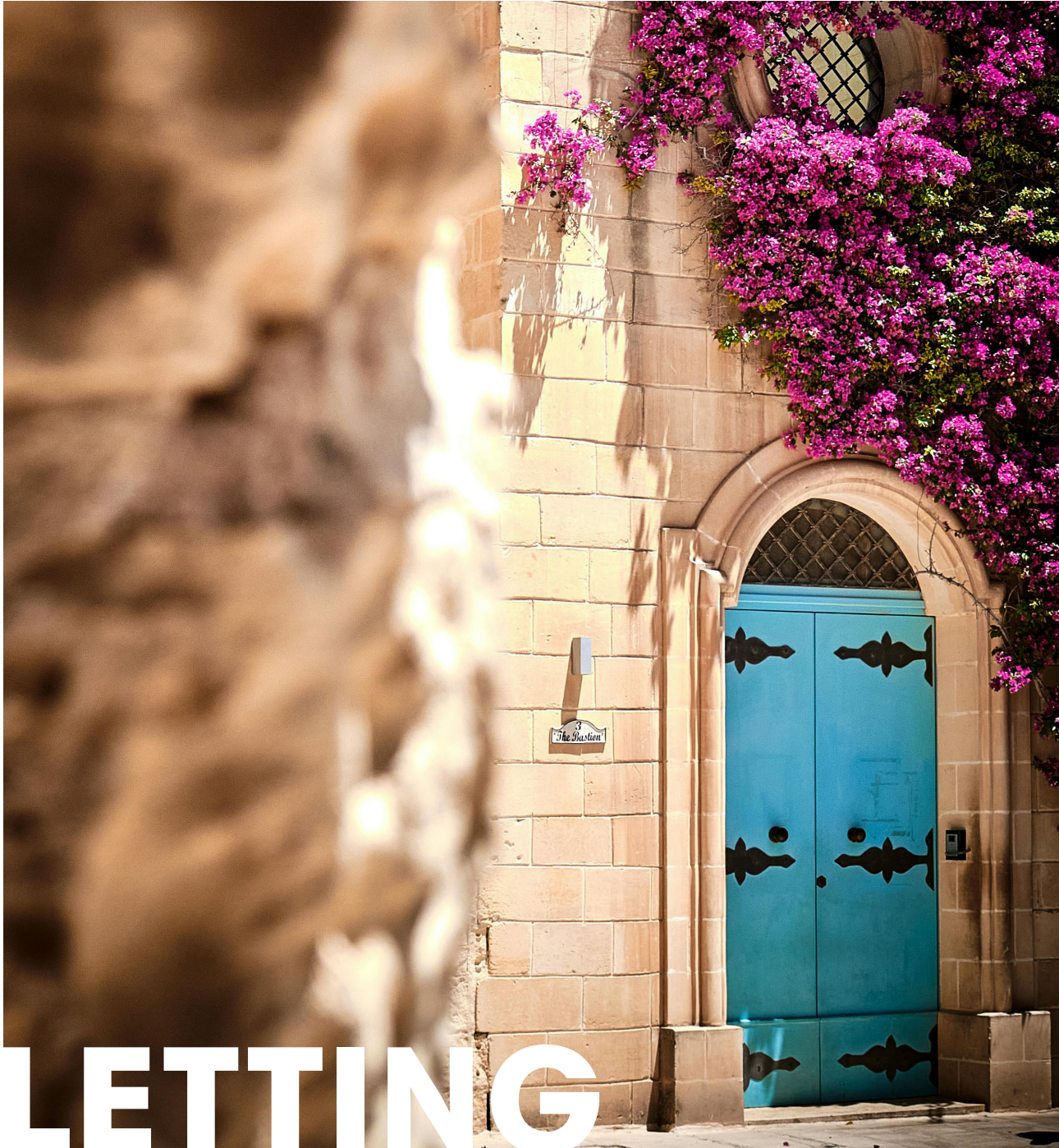
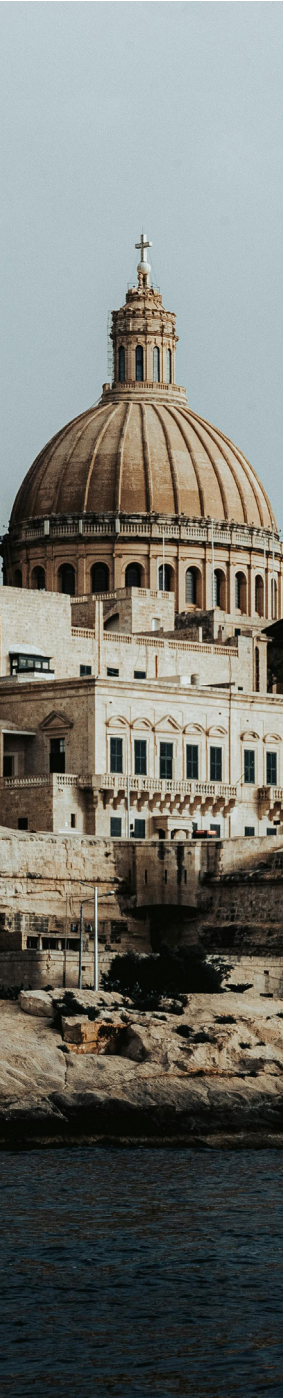




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LETTING



# LETTING

## PROPERTY HIGHLIGHTS

# WE HAVE A HUGE DEMAND FOR PROPERTIES TO LET

List your rental property in less than 60 seconds.



FRANK SALT

LETTING

# EDITORIAL

## Renting 2026: new perspectives on where to look and what to expect

**Deciding where to live is one of the most significant choices when planning a move to Malta or when you are simply relocating within the islands.**

Whether your arrival is shaped by professional commitments, academic plans or a desire for a change in lifestyle, understanding the distinctions between Malta's neighbourhoods is essential. This knowledge ultimately determines how well your chosen rental supports your daily life and financial expectations. For this issue, we examine the areas set to define the primary demand for 2026.

The central coastal arc running from Gzira through Sliema to St Julian's remains the most active and competitive stretch of the rental market. Sliema continues to attract those who value convenience and connectivity, offering a concentration of shops, cafés, services and transport links within walking distance. Its property mix - ranging from contemporary apartments to penthouses, refurbished townhouses and maisonettes - often includes sea views but always easy access to leisure amenities. Rental prices here sit firmly at the upper end of the market, reflecting the sustained demand.

Gzira, immediately adjacent, has evolved into a strong contender for tenants seeking centrality at a more accessible price point. It shares many of Sliema's advantages, including the harbourside promenade and excellent public transport, yet typically offers more competitive rents. Its growing appeal among students, professionals and international residents has reshaped the area into one of the most versatile rental zones on the islands.

St Julian's, by contrast, draws those who favour a lively urban environment buzzing with activity. Its proximity to entertainment districts, restaurants and coastal gathering spots such as Spinola and St George's Bays makes it particularly attractive to younger renters and professionals who want a social, fast paced setting.

For tenants seeking a quieter backdrop, northern localities such as Mellieha and the wider St Paul's Bay area offer a different proposition. Homes in these communities often provide more generous layouts, access to views and immediate access to beaches, with rental prices that tend to be more moderate than those of the inner harbour region.

Towns and villages such as Mosta, Birkirkara and the Three Cities suit those seeking good transport links, character and more affordable rents. For space and tranquillity, Gozo remains popular, offering everything from modern apartments to restored farmhouses, often at better value than comparable homes in Malta.

Making the right move in today's rental market takes local insight and strategy. With decades of experience, our agents guide you from search to move-in, ensuring you find a home in Malta that truly fits your lifestyle.



*Philippa*

**Philippa Tabone**

Letting Division Manager

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## VILLA IN IBRAG

Ref 450261

Fully furnished semi-detached villa in Ibrag, finished to high standards and offering a spacious living room with study area, fireplace, LCD TV, surround sound and teak parquet flooring, a dining room, fully equipped kitchen and a guest toilet. Accommodation comprises three large double bedrooms, with the main and second bedrooms both enjoying walk-in wardrobes and en-suite bathrooms, while the basement level features a large entertainment room with bar and cinema area, complete with projector and surround sound system. The property also includes a front garden with swimming pool and deck area, a two-car garage, laundry room, underfloor heating, satellite connections and air-conditioning throughout.

€7,500 monthly



3 Bedrooms



1 Bathroom &  
1 Shower Room



RECOMMENDED BY

Philippa Tabone | Sliema Letting Branch

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## APARTMENT IN SLIEMA

Ref 038286

Fully furnished seafront apartment in Sliema finished to the highest standards. The property offers two double bedrooms, with the main bedroom designed as a luxurious suite featuring a walk-in wardrobe, a private shower room and access to a side balcony. Additional accommodation includes a second bathroom, guest toilet, study area, store room and a spacious family living area. The open-plan, fully equipped kitchen, living and dining area opens onto a front terrace with stunning, uninterrupted sea views. The apartment also includes the use of an underlying car space.

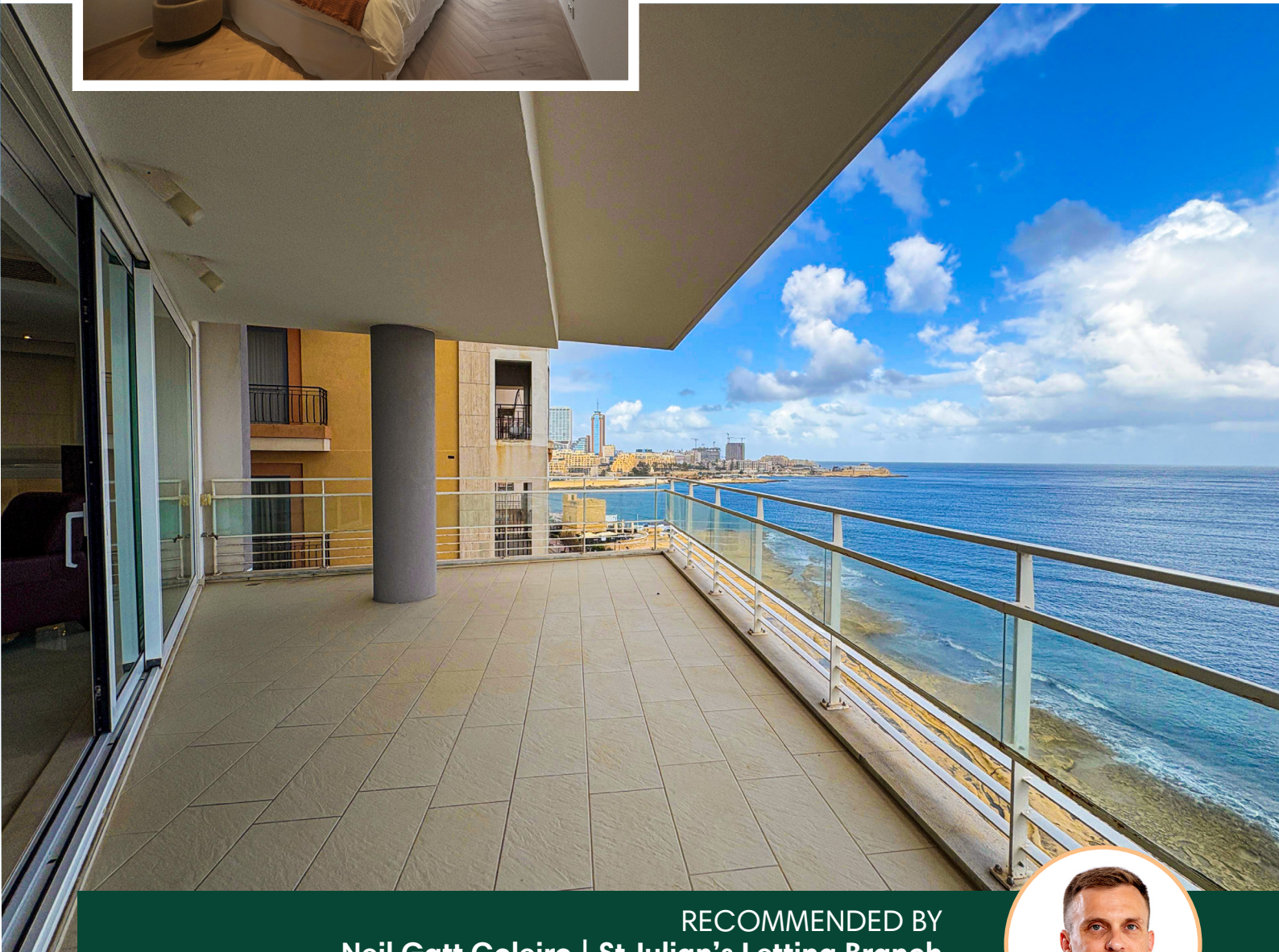
€5,000 monthly



2 Bedrooms



2 Bathrooms



RECOMMENDED BY

Neil Gatt Coleiro | St Julian's Letting Branch

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# APARTMENT IN IBRAG

Ref 046382

Fully furnished apartment in a well-maintained Tal-Ibrag complex, featuring communal swimming pool and gardens. The bright, open-plan living and dining area opens onto a wide front terrace with lovely country views. Includes a separate fully equipped kitchen, main bathroom and three bedrooms, with the main bedroom enjoying an en-suite shower. This apartment offers a comfortable and stylish home in a peaceful location. Ideal for those seeking modern living with easy access to amenities and outdoor space.



€2,000 monthly



3 Bedrooms



2 Bathrooms &  
1 Shower Room



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## APARTMENT IN VALLETTA

Ref 926268

This beautifully furnished seafront apartment in Valletta offers stylish, comfortable living on the third floor served by a lift. The property features two bedrooms and a modern bathroom with a separate shower. The open-plan living and dining area is complemented by a fully equipped kitchen with washing machine, dishwasher, dryer and microwave. Enjoy stunning sea views from the main Maltese balconies, as well as four additional side balconies, providing abundant natural light and fresh air. Finished to a high standard with air-conditioning throughout, the apartment also includes access to the roof for extra relaxation space.

€6,500 monthly



2 Bedrooms



1 Bathroom &  
1 Shower Room

RECOMMENDED BY  
**Emma Camilleri | St Paul's Bay Branch**  
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# Ready, set, let: maintenance tips for both your property and tenant relationships

For many landlords, choosing to let a property brings not only a valuable opportunity but a clear set of obligations. Beyond agreeing a rental price and signing a tenancy contract, maintaining a professional and well managed relationship with tenants demands careful preparation and consistent attention to the condition of the property. In today's increasingly competitive rental market, the way a landlord approaches maintenance, communication and day to day management often becomes the defining factor in securing successful long term tenancies and safeguarding the value of any property investment.

## Prioritise proactive maintenance and safety

A rental property that is well maintained isn't just attractive to tenants; it is a legal obligation in Malta. Landlords are required to keep a property in a good state of repair and ensure it remains fit for habitation throughout the tenancy term. This includes regular checks on the structure and exterior, maintaining plumbing, heating and electrical systems, and ensuring appliances and installations you supply function safely and efficiently. Failing to uphold these standards can lead to tenant dissatisfaction, costly emergency repairs and even legal challenges related to habitability and safety compliance. Legal guidance on landlord duties highlights the importance of these responsibilities as fundamental to letting.

So, routine inspections play a crucial role in maintaining a property's condition and protecting your investment. Scheduling inspections with sensible frequency allows you to identify minor issues before they escalate into major defects that compromise tenant comfort or safety. Giving tenants advance notice of inspections both respects their right to quiet enjoyment and fosters trust and cooperation.

## Build clear communication channels

Handling maintenance issues efficiently depends not only on your diligence but also on how clearly you communicate expectations and procedures to your tenants:

- From the outset, provide tenants with clear instructions on how to report maintenance concerns and make sure you acknowledge requests promptly.
- Transparency about timelines and expected response times builds confidence and signals that you respect their needs.
- Effective communication reduces frustration and prevents misunderstandings.
- Respecting tenants' privacy and comfort is equally important in cementing a positive relationship. In Malta's rental market, landlords are expected to give proper notice before entering a property for inspections or repairs and adhering to these standards demonstrates your professionalism and enhances integrity.

## Do's and don'ts in tenant relationships

A few guiding principles will make your role as landlord both smoother and more effective.

### Do's:

- Establish detailed tenancy agreements that outline maintenance reporting, repair responsibilities and required notice periods.
- Respond to repair requests promptly and follow up to confirm resolution.
- Respect your tenants' right to quiet enjoyment by scheduling visits at appropriate times and with appropriate notice.

### Don'ts:

- Don't ignore minor issues in the hope they will resolve themselves - these often lead to larger, costlier problems.
- Don't communicate inconsistently or leave tenants uncertain about expectations - clarity reduces conflict and builds mutual respect.
- Don't disregard reasonable requests from tenants when they find themselves experiencing life-changing events such as being short or late with the rent: responding with clarity, empathy and a willingness to find a temporary, structured solution can prevent a short term difficulty from escalating into a breakdown in the tenancy. A considered approach not only supports the tenant through a challenging moment but also protects the continuity of the agreement and reinforces your reputation as a fair and responsible landlord.

## How Frank Salt Real Estate Letting can assist

Preparing a property and managing tenant relationships need not be a solo endeavour. Frank Salt Real Estate Letting supports landlords with expert guidance on

preparing rental properties, navigating maintenance obligations and fostering positive tenant relationships. With professional insight tailored to your investment goals, our agents can help protect your property, streamline communication and enhance tenant satisfaction from the moment you list your property to every renewal.





## TOWNHOUSE IN BIRKIRKARA

Ref 926665

This stunning newly built three-bedroom townhouse offers modern living across two well-designed floors. Upon entering, stairs lead to the first floor, where the main living area begins. The first floor features a bright and spacious open-plan living, kitchen and dining area. It also includes the main bedroom with an en-suite shower room, a balcony and a storeroom. The second floor comprises two additional bedrooms and a guest bathroom with a shower. From this level, there is access to a large private terrace overlooking the town.

€2,500 monthly



3 Bedrooms



3 Bathrooms



RECOMMENDED BY  
**Rya Fenech | San Gwann Branch**

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## APARTMENT IN PENDERGARDENS

Ref 657212

Exceptionally finished 7th-floor corner apartment with a bright, square layout. The open-plan kitchen, dining and living area opens onto a front terrace. Features two double bedrooms, a bathroom and an en-suite with walk-in shower. Large windows, elegant furniture and designer lighting throughout. Fully equipped kitchen. Includes an interconnecting car space. This apartment offers a stylish, move-in ready home in a prime location. Perfect for those seeking modern comfort combined with effortless convenience.

€3,200 monthly



2 Bedrooms



1 Bathroom &  
1 Shower Room



RECOMMENDED BY

Maja Gatt | St Julian's Letting Branch  
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# TOWNHOUSE IN VITTORIOSA

Ref 925557

Located in the heart of Vittoriosa, this fully renovated three-storey traditional Maltese townhouse blends luxury with character. It features three bedrooms, including a walk-in wardrobe, all finished to a high standard. The ground floor offers a living area, cosy reading nook by the stairs, fully fitted kitchen, dining room, guest shower and a bright internal courtyard. The first floor includes a guest bedroom with en-suite and Maltese balcony, alongside the primary bedroom with en-suite. The second floor hosts a spacious study or third bedroom with gallery balcony and en-suite. A spiral staircase leads to a rear terrace with a fitted kitchen, perfect for entertaining and up to a front-facing roof terrace with 360° views of the countryside and sea.

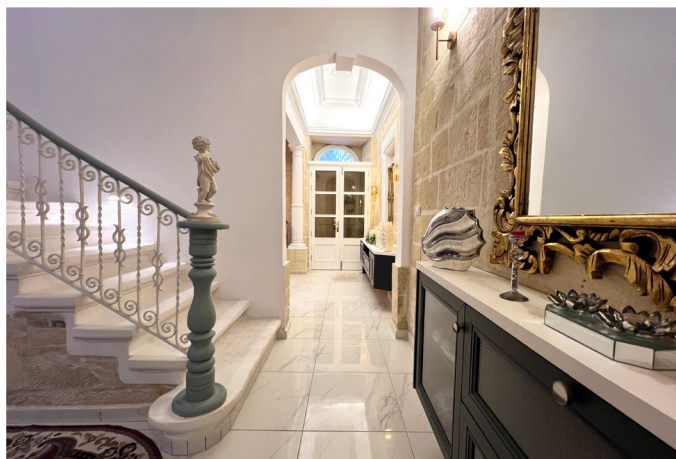
€3,500 monthly



3 Bedrooms



3 Shower Rooms



RECOMMENDED BY  
**Simon Burlo | Sliema Letting Branch**  
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## VILLA IN GHARGHUR

Ref 920707

Exceptional fully detached home in a 700m<sup>2</sup> garden with a 48m<sup>2</sup> pool. Spread over multiple levels with a private lift, it features three en-suite bedrooms, including a luxurious primary suite. Bright living and dining areas flow to a large terrace, complemented by a separate kitchen, study, roof-level gym and a self-contained flatlet. Equipped with modern comforts air-conditioning, pellet stove, wood-burning fireplace, dual ovens, dishwasher, water system and bar area. Energy-efficient and secure, with solar panels, insulation, CCTV, alarms, automated lighting and garden irrigation. Extras include a two-car garage, garden maintenance and two electric VW Golfs.

€18,000 monthly

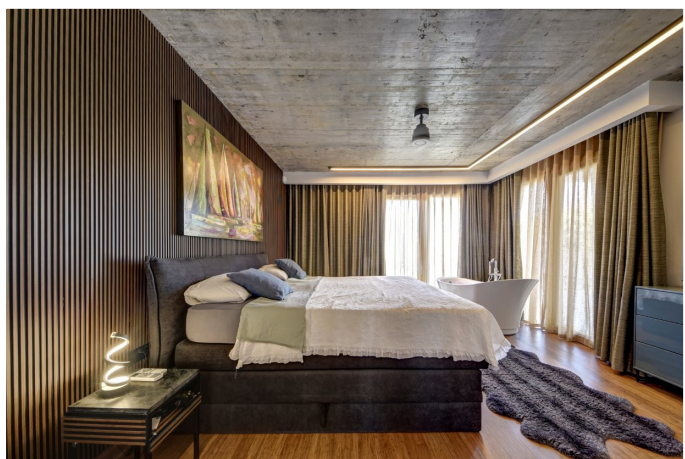
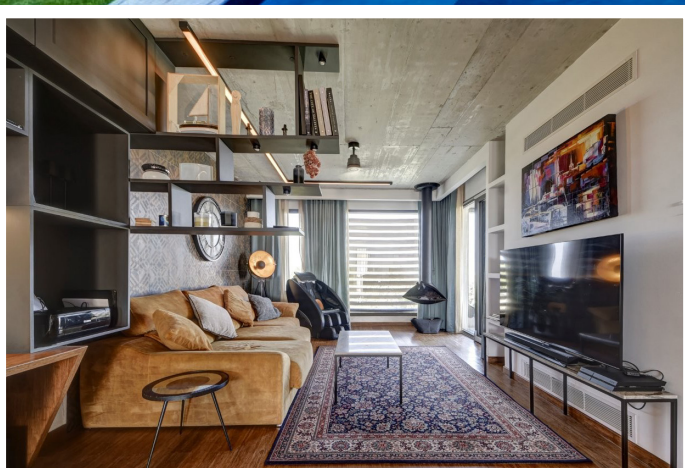


4 Bedrooms



1 Bathroom &  
4 Shower Rooms

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# MALTA'S RENTAL REGULATIONS: ESSENTIAL GUIDANCE FOR LANDLORDS

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Malta's rental market has seen significant change with the introduction of new regulations on 1 January 2020, bringing clearer obligations for landlords and stronger protections for tenants. All private residential leases must now be registered with the Housing Authority, and long let and short let contracts are subject to defined minimum and maximum durations. Understanding these rules and following them meticulously is essential for any landlord seeking a smooth and compliant tenancy.

## Which contracts are affected

The regulations apply to all residential rental agreements entered into or renewed after 1 January 2020, as well as leases signed after 1 June 1995 that were still in effect on 1 January 2021. They do not cover government leases, properties rented exclusively for tourism, second homes or holiday residences, or contracts entered into before 1 June 1995.

Every lease must be registered within 10 days of commencement. Failure to do so renders the contract void, though tenants may themselves register the lease while withholding part of the rent to cover the administration fee. Each new lease,



including renewals after 1 January 2021, requires separate registration. A valid contract must specify the rental period, how the lease may be extended, rent amount and payment method, deposit, and a full inventory of the property. Missing any of these elements makes registration impossible and the lease invalid.

## Duration, notice and short lets

Long let contracts cannot be shorter than one year. Landlords must give three months' notice before expiry, or the lease automatically renews. Tenants may withdraw after six months in leases under two years, nine months in leases of two to three years, and 12 months in leases over three years, with landlords able to retain up to one month's rent from the deposit.

Short lets are capped at six months and may only be used for temporary non residents, students on short courses, or residents needing temporary accommodation. The contract must specify the



category and include supporting documentation. Short lets cannot be extended, and tenants may withdraw after one month with one week's notice.

### **Essential pre letting steps**

To avoid delays, disputes or fines, landlords should follow four non negotiable steps: register the lease with the Housing Authority, complete Identity Malta formalities for foreign tenants, confirm the official property address with the Address Management Unit, and maintain all documentation including lease, inventory, attestation forms and receipts.

Common pitfalls include leases registered late or not at all, missing attestation for foreign tenants, incorrect address listings, unclear deposits or inventories, failure to notify authorities on renewal or termination, and tenants using the property fraudulently. Carefully checking each element prevents costly errors and ensures compliance.

AMU confirmation, copies of tenant IDs, and records of deposits. Digital and physical copies should be kept.

### **Practical checklist for landlords**

Ensure you have a full signed lease meeting Civil Code requirements, proof of registration, attestation where required, an inventory and photographic record, official

### **Compliance is protection**

Correct registration, attestation and address confirmation protect your legal position, prevent disputes, and ensure smooth tenancy management. Mistakes can be expensive and stressful.

Frank Salt Real Estate Letting can handle these administrative steps for a one-off fee, liaising directly with Identity Malta and the Housing Authority, managing address confirmations, and ensuring all paperwork is completed correctly. This allows landlords to focus on finding quality tenants and managing their portfolio with confidence. ●

# HOUSE OF CHARACTER IN BIRKIRKARA

Ref 926044

A charming corner house of character in the heart of Birkirkara, just a two-minute walk from the market, set in a quiet alley close to all amenities. This beautifully converted home blends authentic features with modern comfort. The ground floor features a bright open kitchen and dining area, a separate living room and abundant natural light throughout. Upstairs are three spacious bedrooms, two shower rooms and a dedicated office. A courtyard and private rooftop terrace provide excellent outdoor living and entertaining space. The property also includes a large interconnected lock-up garage.



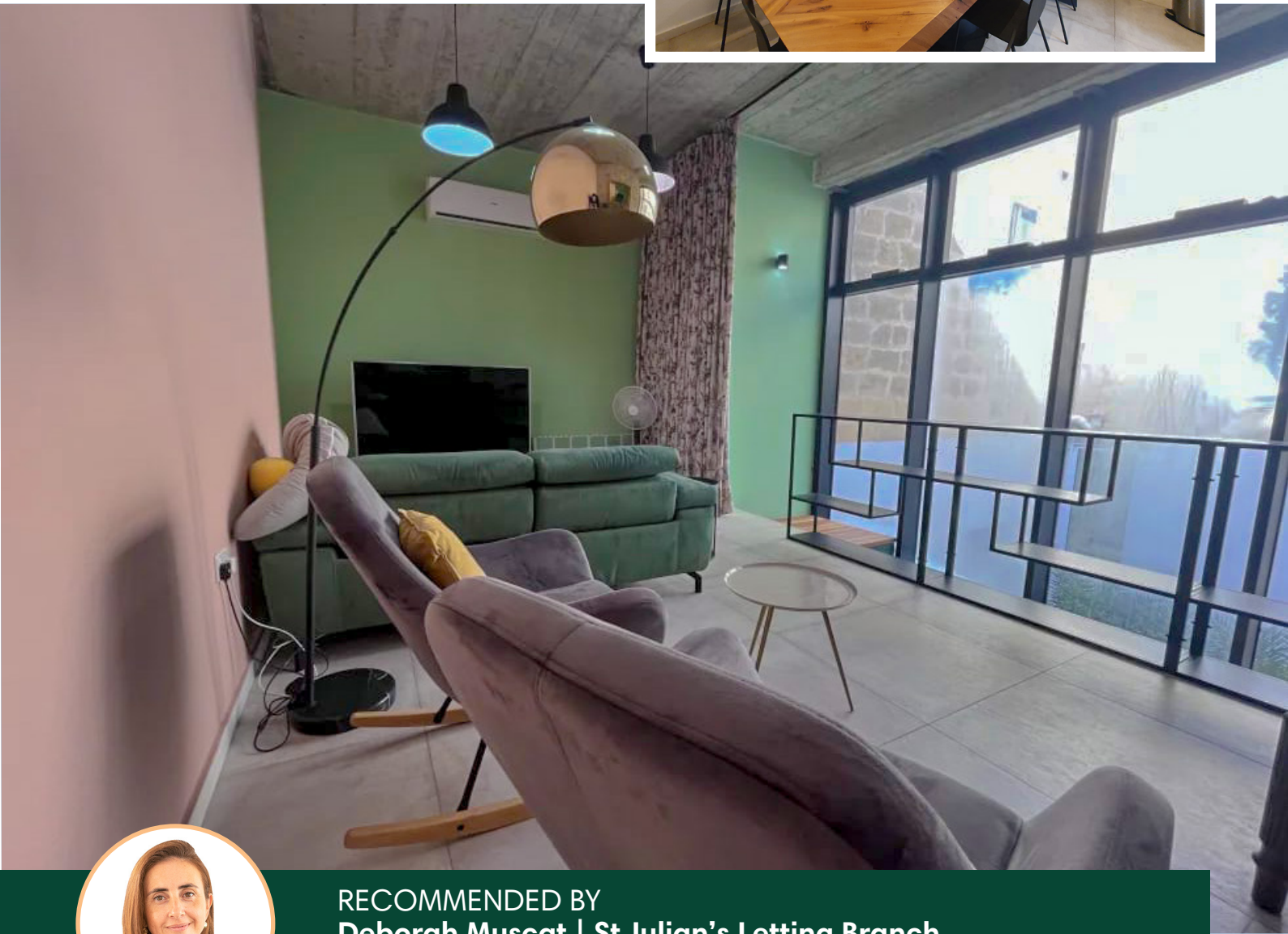
€2,300 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

Deborah Muscat | St Julian's Letting Branch

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## HOUSE OF CHARACTER IN MOSTA

Ref 926523

A truly exceptional corner house of character in the heart of Mosta, blending Maltese charm with modern luxury. Designed around a central courtyard with skylight, the home features a high-end kitchen, open-plan living and dining, guest bathroom, storeroom, washroom and a versatile study/third bedroom. An original stone staircase leads to a master bedroom, second bedroom and contemporary bathroom. The furnished roof terrace enjoys open views of the Mosta Basilica with an upper roof adding extra outlook. With restored farmhouse doors, traditional details, two entrances, full air-conditioning and modern comforts, this home offers luxury living in a prime central location.

€2,600 monthly



2 Bedrooms



2 Bathrooms

RECOMMENDED BY  
**Shania Micallef | San Gwann Branch**  
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## APARTMENT IN SLIEMA

Ref 653802

Fully furnished, spacious 6th-floor apartment in central Sliema, finished to the highest standards. The property comprises three large double bedrooms, all with en-suite bathrooms, a generous living and dining area opening onto a front balcony with side sea views, a fully equipped kitchen, laundry room and a car space. Features include air-conditioning throughout, washing machine, dishwasher, microwave and more. A must-see property.

€3,000 monthly



3 Bedrooms



1 Bathroom &  
2 Shower Room



RECOMMENDED BY  
**Philippa Tabone | Sliema Letting Branch**  
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## APARTMENT IN MELLIEHA

Ref 926591

A bright, well-located apartment in Mellieha, close to shops, restaurants and public transport. The open-plan kitchen, living and dining area flows onto a front balcony with charming town and country views. The property includes two bedrooms, including a main with en-suite, a main bathroom and a rear balcony. Ideal for those seeking a comfortable home in a convenient location, this apartment also offers plenty of natural light throughout. Perfect as a permanent residence or a holiday retreat.

€1,500 monthly



2 Bedroom



2 Bathroom



RECOMMENDED BY

Doreen Meli | Mellieha Branch

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## TOWNHOUSE IN COSPICUA

Ref 926603

Located in the heart of Sliema, this sophisticated, fully furnished apartment offers refined living just an eight-minute walk from the vibrant Balluta Bay. The home features high-spec finishes throughout, with three spacious bedrooms and two bathrooms designed for comfort and style. A charming front balcony is perfect for morning coffee, while a generous rear terrace provides a private space for outdoor relaxation. This apartment combines modern luxury with convenience, being close to shops, cafes and public transport. An ideal choice for those seeking a stylish home or a premium investment opportunity in Sliema.

€2,200 monthly



3 Bedrooms



2 Bathroom



RECOMMENDED BY

Aden Attard | San Gwann Branch

+356 9932 1023 | adattard@franksalt.com.mt

# PENTHOUSE IN SLIEMA

Ref 926588

A stunning eighth-floor penthouse on the sought-after Sliema seafront, offering bright and spacious living throughout. The open-plan kitchen, living and dining area opens onto a large furnished terrace with uninterrupted Mediterranean views, perfect for relaxing or entertaining. The layout includes a master bedroom with en-suite shower and private balcony, a twin bedroom and a main bathroom. Flooded with natural light and fully air-conditioned, the property also features additional open space with a sofa bed, providing flexible and comfortable living in a prime seafront location.



€4,200 monthly



2 Bedrooms



1 Bathroom &  
1 Shower Room



RECOMMENDED BY

Paula Dandria | Sliema Letting Branch

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## APARTMENT IN SHORELINE

Ref 926083

A brand-new fifth-floor one-bedroom apartment featuring a spacious 6m<sup>2</sup> verandah overlooking the dancing fountain and the open sea. Residents will soon enjoy access to a communal pool, private beach, 24-hour security and on-site maintenance services. Three lifts and a private entrance ensure easy access, while a dedicated car space is also available. Luxury finishes include a dishwasher, tumble dryer, underfloor heating in the bathroom, an intelligent lighting system and a 58-inch smart TV.

€1,400 monthly



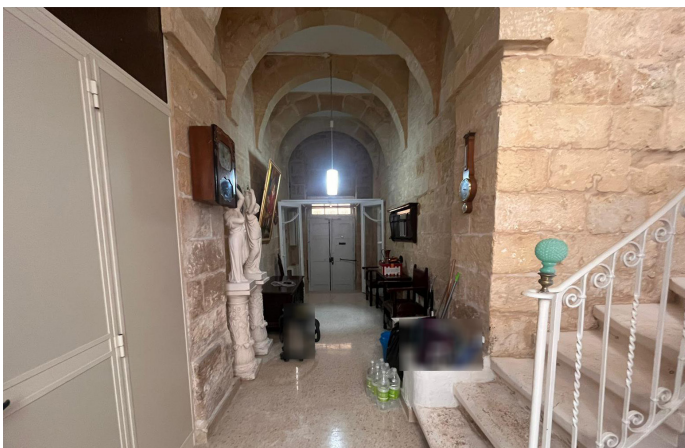
1 Bedroom



1 Bathroom



RECOMMENDED BY  
**Dillon Spiteri | Fgura Letting Branch**  
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## TOWNHOUSE IN COSPICUA

Ref 926108

Charming townhouse in the heart of Cospicua, featuring a unique layout and retaining its original Maltese character. The property offers a spacious kitchen and dining area with a traditional Maltese balcony, two guest toilets, two bedrooms with the potential to convert into three and an internal yard that provides natural light. Full ownership of the roof enjoys pleasant town views, making this an ideal home or investment opportunity in one of the Three Cities' most sought-after locations. This home presents excellent potential for further personalisation or rental income. A rare opportunity to acquire a character property in a prime and historic setting.

€3,200 monthly



2 Bedrooms



1 Bathroom



RECOMMENDED BY  
**Amy Psaila | Fgura Letting Branch**  
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FRANK SALT  
LETTING

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rental experts.

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