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High-end Listings

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EDITORIAL

The growing appeal of high-end rental listings in Malta

The Maltese rental market is experiencing a noticeable shift as high-end listings continue to capture the attention of tenants and investors. With Malta's strategic location, flourishing economy and quality of life improvements, luxury properties are increasingly sought after. This demand has created a stable, profitable and dynamic segment within Malta's real estate market, where high-end listings stand as some of the most trustworthy investment opportunities.

One of the key drivers behind the popularity of high-end rentals in Malta is the island's appeal to professionals and expatriates working within the finance, technology, and i-Gaming sectors. High-paying jobs in these industries have cultivated a demographic that is both highly mobile and discerning in their accommodation requirements. For this group, a well-appointed home isn't simply about space or location but a comprehensive experience of quality, security and of course, service. Luxury rentals, particularly in premium areas like Sliema, St. Julian's and Valletta attract tenants who expect sophisticated design, proximity to cultural hubs and the convenience of fully equipped, modern residences.

Malta's ongoing infrastructure and urban development are boosting property values, making luxury rentals even more attractive. Projects in areas like Portomaso and Tigné Point incorporate advanced technology and amenities, catering to high-net-worth tenants who seek properties with sea views, top-tier security, and wellness facilities for an enhanced work-life balance.

From an investment perspective, high-end rental properties in Malta are proving to be a stable, long-term source of income. Due to Malta's above average rental yield, luxury property owners can often achieve good returns when compared to that of most other European markets. This is especially true when demand is bolstered by the country's stable property market, which has demonstrated resilience and growth, even amid broader economic fluctuations. As rental values rise, landlords in the luxury market can benefit from not only consistent income, but also the potential for a luxury property's capital appreciation.

When it comes to renting out high-end properties, engaging the services of a reputable property management agency is an essential step for owners in the luxury segment. Professional, long-term management enhances the appeal of a rental property, providing prospective tenants with the confidence of reliable service and support. Agencies with established reputations have the infrastructure to handle every aspect of the rental process, from the thorough vetting of tenants to timely property maintenance and tailored concierge services. This comprehensive approach not only maintains very high standards of upkeep but also protects the owner's investment by ensuring the property remains in pristine condition.

With decades of experience in top-class properties, we can confidently say that the high-end rental market in Malta is a stable, inflation-resistant sector driven by growing international demand. As Malta attracts global talent, high-end rentals will remain a key part of its real estate market. In this issue, we highlight some of the most stunning homes currently available for rent.

Philippa

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PENTHOUSE IN TIGNÉ POINT

Ref 026360

Fully detached 440m² penthouse in the prestigious Tigné Point Complex, offering breathtaking, unobstructed views of Valletta's fortifications, Manoel Island, and Sliema Creek from expansive front terraces, which include a private pool and deck area. This bright property features rooms with double-height ceilings, adding to its spacious feel. The layout includes an entrance hall, kitchen/living room, sitting room, dining room, guest toilet, laundry room, three double bedrooms, and two bathrooms. Additional features include intelligent lighting preparation, underfloor heating in the bathrooms, and a two-car garage. Situated in one of Malta's most sought-after complexes, this penthouse combines luxury with comfort. The open-plan layout and large terraces make it ideal for entertaining while enjoying panoramic views. With its refined design and premium finishes, this is a truly unique property that offers an unparalleled lifestyle.

€12,000 monthly

3 Bedrooms | 2 Bathrooms

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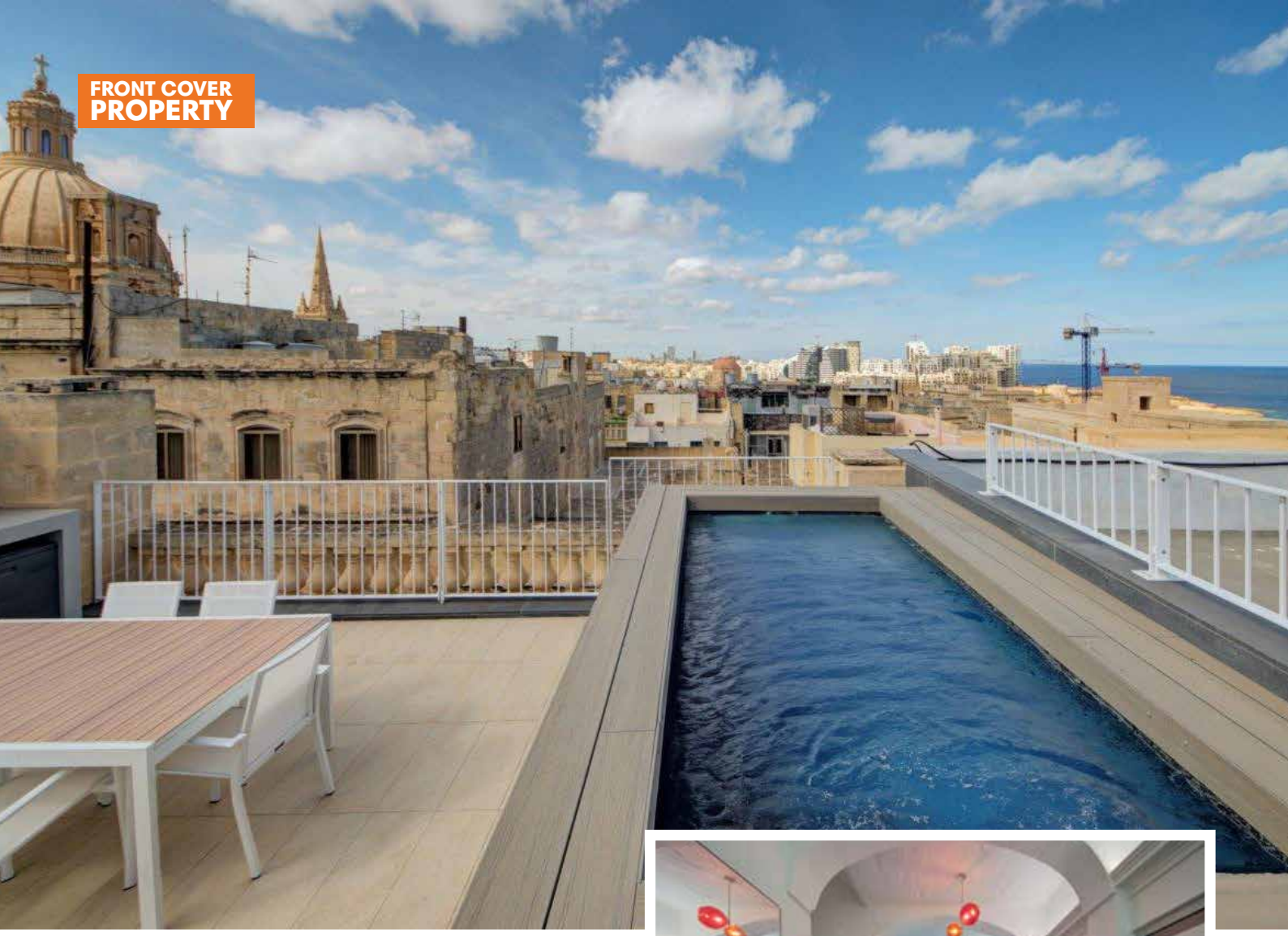
FRONT COVER
PROPERTY



PENTHOUSE IN VALLETTA

Ref 661092

A stunning two-bedroom triplex penthouse in the heart of Valletta, nestled within a beautifully converted palazzo where no detail was spared. This unique property features a spacious living and dining area with restored traditional details, a fully equipped kitchen with a charming side terrace, and a guest WC. Upstairs, the primary bedroom offers an en-suite shower and ample storage, while a second flexible room - suitable as a bedroom or study - also includes an en-suite.The top floor is an entertainer's dream with a BBQ area, plunge pool, and deck space offering sea views. This property perfectly combines historic charm with modern luxury - a rare rental opportunity in Valletta.

€6,000 monthly

2 Bedrooms

1 Bathroom
1 Shower Room

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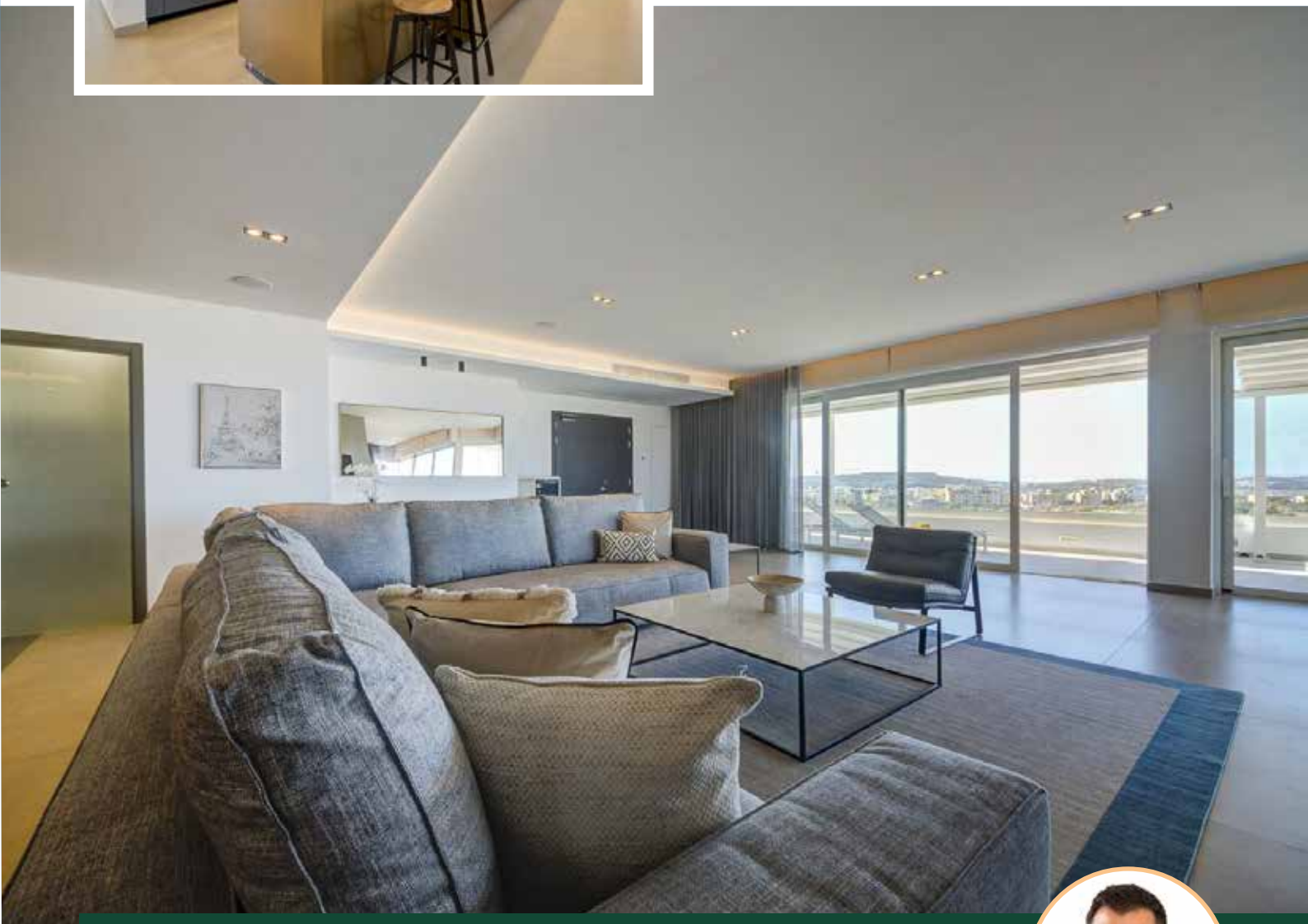
PENTHOUSE IN GHARGHUR

Ref 454534

A beautiful penthouse finished to an impeccable standard of quality and design, with no expense spared. This property features a spacious open-plan kitchen and living area, a large formal dining room leading onto an expansive terrace with lovely open countryside and distant sea views, four double bedrooms - all with en-suites - a luxurious bath/shower room, a washroom, and a lock-up garage. Every detail has been carefully considered, from the premium materials to the elegant design. Perfect for those seeking a luxurious lifestyle in a serene setting, this penthouse truly stands out.

4 Bedrooms | 4 Bathrooms

€13,000 monthly



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WHAT ARE THE ESSENTIAL AMENITIES FOR A LUXURY RENTAL?

Investing in a luxury rental property requires more than just selecting a prime location or an attractive design. In today's high-end market, discerning tenants expect a range of amenities that elevate their comfort, convenience and exclusivity. Understanding these expectations is key for property investors and landlords who wish to appeal to the luxury market and achieve high occupancy rates. Here are the essential amenities that tenants seek in a high-end rental:

High-Quality Interior Finishes and Fixtures

Luxury tenants expect a property to exude quality from every corner. This means using top-tier materials like hardwood floors, marble or granite countertops and designer lighting. Fixtures in bathrooms and kitchens should be of premium quality, ideally from well-known brands associated with durability and style. Cohesive design combined with a neutral, yet sophisticated colour palette can appeal to a broader audience, creating a space that feels modern, timeless and high-end.

Smart Home Technology

Incorporating smart home features is increasingly a standard in high-end rentals. Amenities such as automated lighting, climate control, security systems and digital locks allow tenants to control their environment with ease, often through a mobile app. High-speed internet and reliable Wi-Fi are essentials, but premium renters may also appreciate integrated entertainment systems, smart blinds and voice-activated assistants such as Alexa and Siri, which add a layer of convenience and sophistication to their daily living experience.

Wellness Facilities

Access to wellness facilities has become one of the most valued amenities in luxury rentals. A high-end property ideally offers an in-house gym or fitness studio, equipped with quality machines and equipment. For larger properties or buildings, additional facilities such as a spa, sauna, or even a yoga or meditation room are highly desirable. Wellness-focused amenities contribute to the overall appeal, particularly for tenants who prioritise health and self-care as part of their daily life.

Outdoor Space with Privacy

Luxury tenants place a premium on private outdoor spaces. Whether it's a terrace, balcony, or private garden, a well-designed outdoor area can significantly enhance the appeal of a property. Features such as comfortable outdoor seating, attractive landscaping and, if possible, private pools or hot tubs add value and make outdoor spaces functional and enjoyable.

Concierge and Security Services

For many high-end renters, security and convenience are top priorities. Luxury properties often provide 24/7 concierge services to manage everyday needs like deliveries, transportation and reservations. Comprehensive security measures, including surveillance systems and staffed security, reassure tenants that their privacy and safety are taken seriously.

Secure Parking and Storage

Finally, practical yet essential amenities such as secure parking and dedicated storage spaces matter in the luxury rental market. Many tenants drive high-end vehicles and expect secure parking options, ideally with direct access to their living space. Storage areas for items like sports equipment or seasonal belongings also add convenience, especially for longer-term tenants.

The expectations of luxury tenants are diverse, spanning technology, design and practical amenities that enhance lifestyle and convenience. High-end rental properties that provide these essentials not only meet market expectations but often command higher rents and longer tenancies, making them wise investments in the luxury rental sector.

SLIEMA IN APARTMENT

Ref 034814

A modern 9th-floor apartment, served by a lift, with breathtaking views of the beautiful Valletta Bastions, Manoel Island, and the stunning Mediterranean Sea from its large terrace. The accommodation comprises an open-plan dining, kitchen, and living area leading out onto the terrace, two double bedrooms - both with en-suites - a bathroom, laundry room, and a large, modern gym that includes a billiard table. The property is fully equipped with a washing machine, dryer, dishwasher, microwave, air-conditioning, and two car spaces. Ideal for a young couple or as a bachelor pad.

€3,600 monthly

2 Bedrooms

1 Bathrooms &
2 Showers Rooms

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APARTMENT IN TIGNÉ POINT

Ref 454985

A luxury apartment on the 11th floor, finished to the highest standards and situated within the highly sought-after residential complex of Tigné Point. This extraordinary apartment features a large open-plan kitchen, living, and dining area leading onto a spacious terrace with outdoor furniture - perfect for entertaining or simply relaxing while enjoying lovely views of Valletta.The property includes three double bedrooms, with the main bedroom enjoying an en-suite and walk-in wardrobe. Additionally, there is a main bathroom, washroom, and guest toilet. The property also includes two car spaces and a lock-up storage room.

3 Bedrooms | 1 Bathroom & 1 Shower Room

€5,000 monthly

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PENTHOUSE IN PORTOMASO

Ref 043902

A unique, highly finished, and furnished penthouse covering over 400m^2, enjoying fantastic sea views in the sought-after marina development of Portomaso in St. Julian's. The accommodation comprises an extravagant entrance hall leading to an open-plan dining and living area, which opens up onto a 100m^2 terrace with a Jacuzzi. It also includes a separate kitchen/breakfast area, a storeroom, and three double bedrooms, all with en-suite facilities and access to the terrace. The main bedroom also features a walk-in closet.

€6,500 monthly

3 Bedrooms

2 Bathrooms &
1 Shower Room

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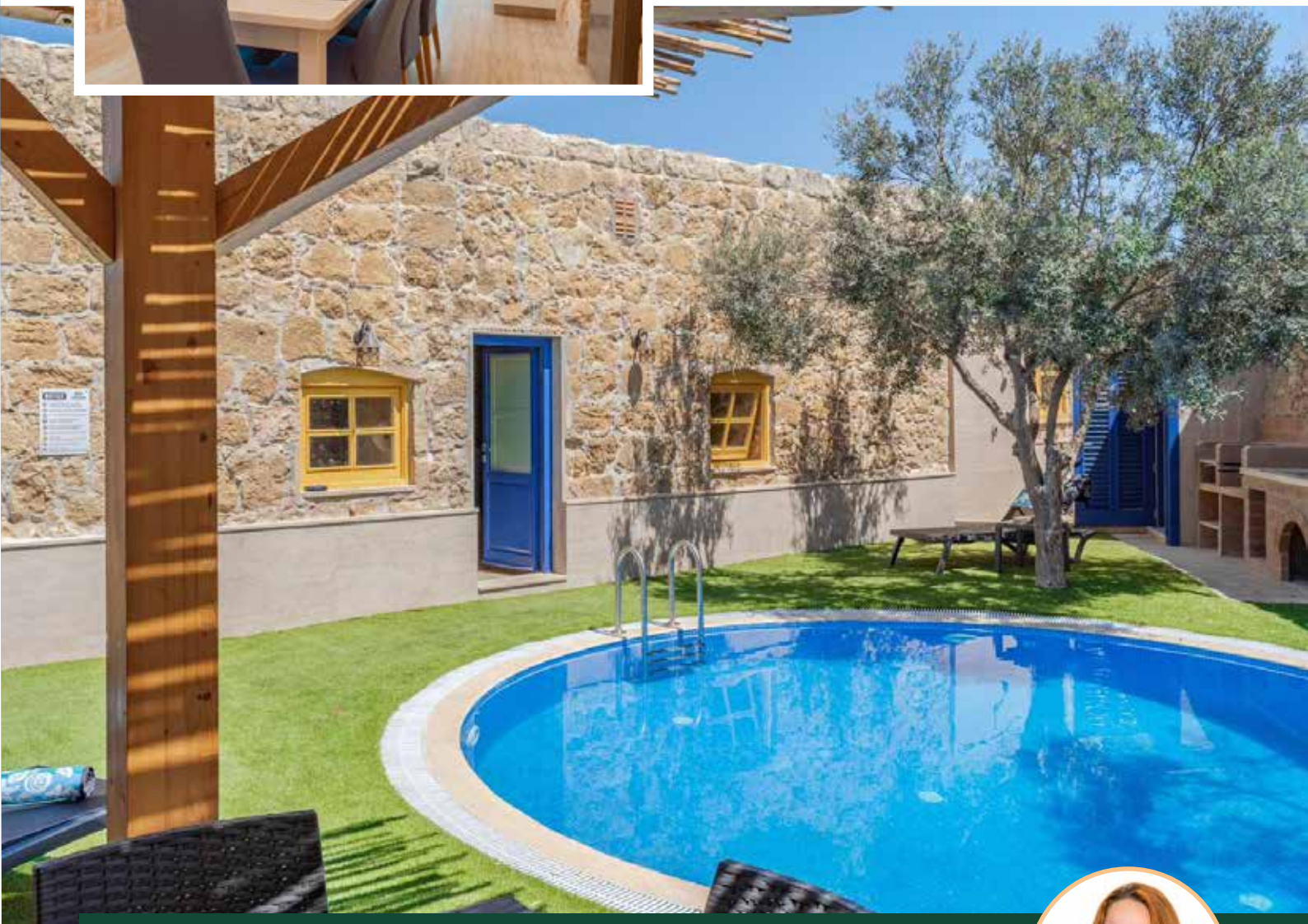
VILLA IN XAGHRA

Ref 116885

A stunning, fully detached villa on the outskirts of Xaghra. This highly finished and furnished property features an open-plan, fully equipped kitchen, dining, and living area, four bedrooms - all with en-suite facilities - a main shower room, and a store/laundry room. Outside, a large swimming pool leads to beautiful gardens, making it ideal for anyone seeking tranquility and a natural setting. With ample space for entertaining, this villa offers a perfect balance of luxury and comfort. Surrounded by scenic views, it provides a serene retreat from the bustle of everyday life.

4 Bedrooms | 5 Shower Rooms

€2,500 monthly



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INVESTING IN LUXURY RENTALS IN MALTA: WHAT YOU NEED TO KNOW

Malta is well known and respected as an attractive location for property investors and this goes for property categories across the board. In this article we specifically look at purchasing properties in the luxury rental market and we look at some important key factors to evaluate before buying:

Market Demand and Renter Profile

Demand for Malta's luxury rental market is fuelled by the upper end of the tourism sector, expatriates, professionals in the gaming and finance industries and high-net-worth individuals that may be interested in relocating from around Europe and beyond to the islands. Malta's economic policies, such as its favourable tax regime and citizenship or residency options, have attracted a steady influx of high-earning professionals who seek temporary or long-term stays. These renters are willing to pay a premium for quality residences with modern amenities, prime locations and homes with appealing aesthetics. Luxury properties in Malta typically range from high-rise apartments with sea views to historic townhouses with modern renovations and even grand, traditional villas. Therefore, investors should carefully consider the target demographic and choose properties that appeal to the types of renters they wish to attract.

Location is Everything

Choosing the right location is a vital factor when purchasing a property in Malta's luxury rental market. While the entire island is relatively compact, renters in the luxury bracket generally look for properties in key areas that offer both convenience and prestige. Sliema and St Julian's are particularly popular with international renters due to their proximity to business districts, entertainment options and upmarket dining options. Valletta also attracts those who want a blend of cultural richness and modern luxury, while areas like Mdina and Gozo appeal to those seeking quieter, exclusive settings with loads of historic charm.

Legal and Tax Considerations

When you are investing in Maltese real estate, there are specific legal requirements that buyers must navigate, particularly as a foreign investor. Non-residents are generally required to obtain an Acquisition of Immovable Property (AIP) permit when purchasing a property, unless the property is located in any of the Special Designated Areas (SDA). SDAs, such as Tigné Point or Portomaso for example, allow foreign buyers to purchase without restrictions and offer some of the most desirable luxury properties on the island.

From a tax perspective, rental income in Malta is taxed at a flat rate of 15% on gross rental income, which can be favourable compared to that of other European countries. However, investors should also account for costs such as property management, maintenance and any additional local fees.

Understanding Return on Investment (ROI)

High-end rental properties in Malta can yield attractive returns, particularly in areas with high demand and limited supply. Investors should conduct thorough market research to determine potential rental yields and occupancy rates in their chosen area. It is highly advised to speak to an area agent or specialist that will have these statistics at their disposal.

Typically, luxury properties in prime locations offer consistent returns, especially if managed well. The Maltese rental market remains resilient, with luxury properties often holding value and attracting high occupancy due to the consistent demand from expats and tourists alike. Luxury properties also tend to retain their value and offer a great hedge against inflation, but as with most property acquisitions, this is a long-term commitment. Additionally, if one takes into account a property's capital appreciation over time, it is easy to see why investing in luxury properties is such an attractive option.

Investing in Malta's luxury rental market offers a promising opportunity, but it requires careful planning and making an informed decision. Prospective buyers should always evaluate locations, legal requirements and tax considerations to maximise their returns in a growing market that shows strong potential for both short- and long-term gains.

VILLA IN MADLIENA

Ref 660579

A stunning, fully air-conditioned villa in the sought-after area of Madliena. It features a spacious entrance leading to a formal sitting and dining area, a fully equipped kitchen, and a family living room. The outdoor area includes a swimming pool, BBQ, and Jacuzzi. Upstairs, the master bedroom has an en-suite with a Jacuzzi, plus two more bedrooms and a terrace. The roof level has a utility room. An interconnecting flatlet includes a kitchen, games room with snooker table, and a bedroom with a walk-in wardrobe. Additional features include two fireplaces, a security system, a two-car lock-up garage, and two carports.

€8,000 monthly

4 Bedrooms

2 Bathrooms &
1 Shower Room

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APARTMENT IN FORT CAMBRIDGE

Ref 034474

A highly finished apartment situated in an upmarket block, centrally located and close to all amenities. The property consists of an open-plan, fully equipped kitchen, living, and dining area leading onto an exceptionally large terrace with spectacular sea and land views. It also features two spacious double bedrooms (the main with en-suite facilities) and a main bathroom. The apartment is fully equipped with a washing machine, dishwasher, and two flat-screen TVs. An optional car space is available.

2 Bedrooms | 1 Bathroom & 1 Shower Room

€3,300 monthly

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FARMHOUSE IN GHARB, GOZO

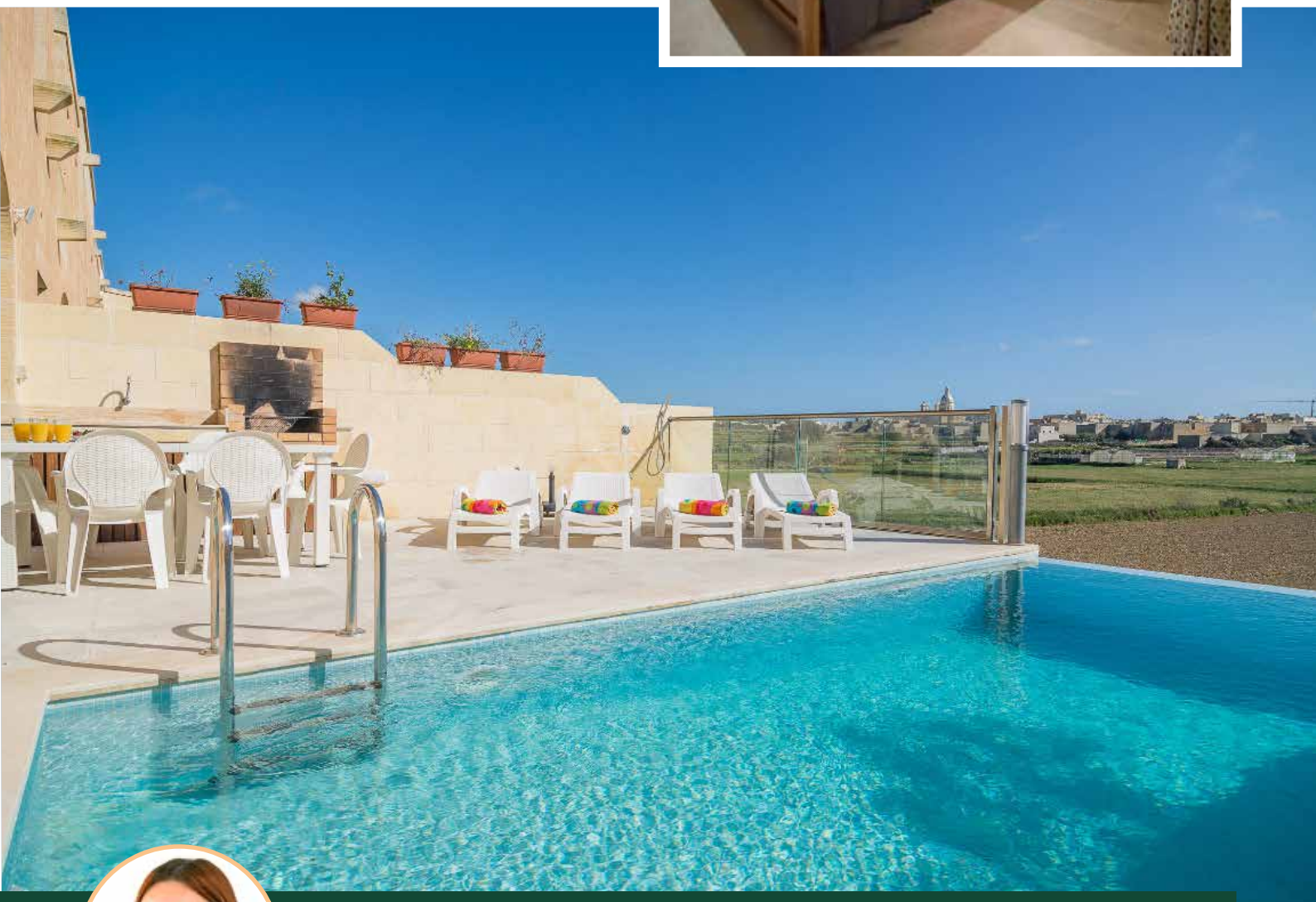
Ref 116814

This breathtaking, furnished house of character is situated in the quiet village of Gharb. It features four bedrooms, one with an en-suite, walk-in wardrobe and balcony with country views, along with a separate bathroom and shower. The combined kitchen, dining and living room opens onto an outdoor infinity pool and a large entertainment area. The property also includes a spacious 4-car garage and offers country and distant sea views from the rooftop. It is equipped with solar panels, making it an absolute gem not to be missed.

€1,900 monthly

4 Bedrooms

1 Bathroom &
2 Shower Rooms



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PENTHOUSE IN ST JULIAN'S

Ref 043011

This highly finished seventh-floor penthouse overlooks the picturesque Spinola Bay in St Julian's, offering stunning panoramic views of the bay and beyond. The property is offered fully furnished and equipped to a high standard, providing a perfect blend of comfort and luxury. The accommodation includes two spacious double bedrooms, with the main bedroom featuring an en-suite shower. A spare shower room is also available for added convenience. The penthouse boasts a back terrace, ideal for relaxation, and a large front terrace, perfect for entertaining while enjoying the breathtaking views.

2 Bedrooms | 1 Shower Room

€4,000 monthly

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BUNGALOW IN BIRGUMA

Ref 511992

Experience privacy and tranquility in this exceptional bungalow, located in one of Birguma's finest areas. Built on a 540m^2 plot, this spacious family home offers comfort and elegance. The open-plan kitchen, living, and sitting area flows onto a large pool area, perfect for outdoor entertaining. Accommodation includes the master bedroom with an en-suite and walk-in wardrobe, two double bedrooms, main and guest bathrooms, a laundry area, and a washroom at roof level. The semi-basement level features a TV area with surround sound, a billiard table, kitchenette, and walk-in shower. The property also includes a six-car garage, storage, and space ideal for an office.

€10,000 monthly

3 Bedrooms

1 Bathroom &
3 Shower Rooms

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SEMI-DETACHED VILLA IN IKLIN

Ref 714878

An exquisite semi-detached villa in Iklin featuring three bedrooms, including a main bedroom with an en-suite. With two additional bathrooms, the property offers ample facilities for residents and guests. The open-plan living, dining, and kitchen areas create a perfect space for entertaining, while the all-round terrace with a pool, barbecue area, and sunny setting adds to its charm. This fully equipped villa includes modern amenities such as air-conditioning, a dishwasher, and a pellet fireplace. The lower floor features a spacious four-car garage, a courtyard, and three rooms that can be used as offices or a gym.

3 Bedrooms | 1 Bathroom & 1 Shower Room

€3,500 monthly

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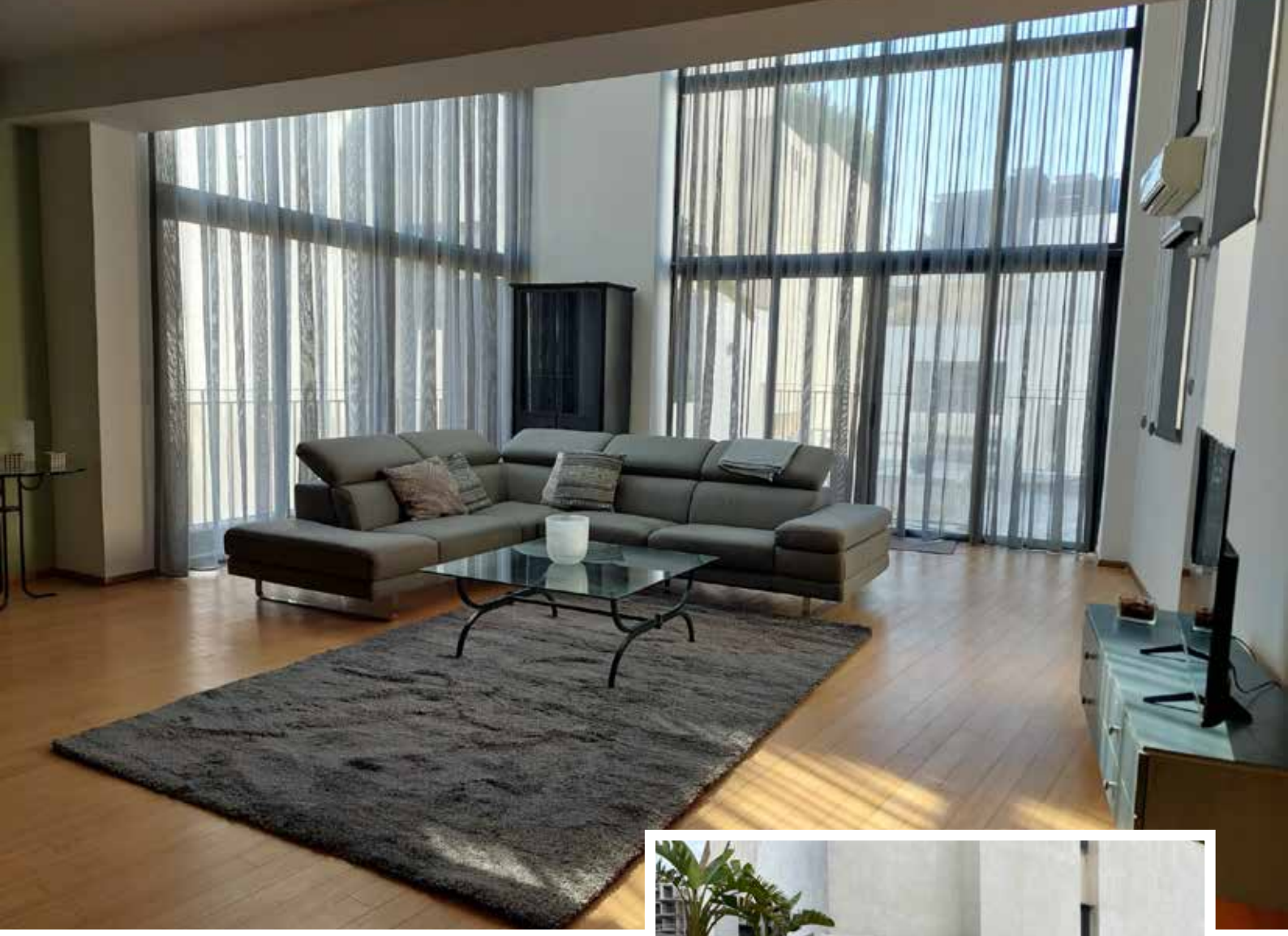

PENTHOUSE IN SLIEMA

Ref 017799

A spacious 420m² duplex penthouse in a gated complex in the heart of Sliema, just steps from the seafront and close to all amenities. The property is filled with natural light and features a large dining and living area with double-height ceilings, leading to a terrace perfect for entertaining. A second terrace is accessible from the fully equipped kitchen and the everyday living room, which includes a fireplace. The upper level has a master bedroom with an en-suite and balcony, a second double bedroom with its own balcony, and a third double bedroom with access to another terrace. Additional features include an optional two-car lock-up garage.

€3,200 monthly

3 Bedrooms

1 Bathroom &
2 Shower Rooms

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APARTMENT IN PENDERGARDENS

Ref 039201

A beautifully designed two-bedroom apartment in one of the island's most sought-after developments, situated within walking distance of Spinola Bay in St Julian's. This apartment features a unique open layout, comprising an open-plan kitchen, living, and dining area, a main bathroom, two double bedrooms (the main with an en-suite), and two terraces. Included in the price is a car space at basement level. The apartment is finished to a high standard, offering modern living in a prime location. It is ideal for those seeking both comfort and convenience, with easy access to shops, restaurants, and entertainment in the heart of St Julian's.

2 Bedrooms | 1 Bathroom & 1 Shower Room

€2,600 monthly

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PENTHOUSE IN MARSASKALA

Ref 550688

A penthouse situated on the sixth floor, featuring a large terrace with fantastic views of the Marsascala seafront. The property includes a spacious combined kitchen, living, and dining area, which leads to three double bedrooms and a family bathroom. One of the bedrooms has a walk-in wardrobe and an en-suite shower room. The property is exquisitely furnished, fully air-conditioned, and equipped with three TVs. Garages are also available. Additionally, there is a communal pool, which can be used for a membership fee. With its prime location and modern amenities, this penthouse offers both comfort and convenience. It's perfect for those seeking a luxurious living experience by the sea.

€4,000 monthly

3 Bedrooms

1 Bathroom &
1 Shower Room

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BUNGALOW IN SAN PAWL TAT-TARGA

Ref 040553

Semi-detached, fully furnished bungalow with five bedrooms, located in the highly sought-after residential hamlet of San Pawl Tat-Targa. The property is spread over two floors, with the upper floor featuring three bedrooms (the master with an en-suite shower), a main bathroom, a washroom, and a large open-plan kitchen, living and dining area that leads to a spacious pool and surrounding deck. On the lower floor, there is an interconnecting flatlet with its own main entrance, comprising two bedrooms (the master with an en-suite shower), a spare bathroom, and a spacious open-plan kitchen, living and dining area. The lower floor also includes a gym and an interconnecting 3-car garage.

5 Bedrooms | 2 Bathrooms & 3 Shower Rooms

€6,500 monthly

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APARTMENT IN ST ANGELO MANSIONS

Ref 752113

A highly finished apartment located in St Angelo Mansions, enjoying spectacular harbour views. This property is served by a lift and consists of an open-plan kitchen, living, and dining area, two bedrooms (with the master bedroom having a balcony overlooking the sea), two en-suite bathrooms (with bath and shower), a guest cloakroom, and three balconies facing Barrakka Gardens and the harbour. The apartment includes a washing machine, dryer, air-conditioning, dishwasher, microwave, and TV. An optional car space is also available.

€2,650 monthly

2 Bedrooms

1 Bathroom &
1 Shower Room

RECOMMENDED BY
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VILLA IN TA' XBIEX

Ref 453683

A spacious, fully and highly furnished villa enjoying beautiful sea views of the marina and the bastions in Valletta. Located in the prestigious and much-sought-after hamlet of Ta' Xbiex, the property comprises large reception areas, four sizable bedrooms (three with en-suite facilities), a wide hallway, a large lounge, dining room, kitchen/breakfast area, living room, guest toilet, three balconies, a roof terrace with a Jacuzzi, and a backyard at the lower level. Further complementing this amazing villa is a private garage and a carport.

4 Bedrooms | 3 Bathrooms

€12,000 monthly

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