



FRANK SALT  
LETTING



# LETTING PROPERTY HIGHLIGHTS

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# EDITORIAL

The Malta lettings market has started 2026 on a strong footing, with demand continuing across the island and tenants becoming increasingly clear about what they expect from a home. Employment, migration and changing household needs continue to influence the market, while good-quality rental properties remain highly sought after. For landlords, understanding those expectations has never been more important.

In this issue, we take a closer look at exactly what tenants are looking for today. Our feature, Hot properties that tenants want right now, explores the property types, locations and features attracting the most attention, from well-designed one- and two-bedroom apartments to homes offering the practicality of parking, outdoor space and good accessibility.

We are also delighted to focus on the re-opening of our refreshed flagship Letting Office in Sliema. Located on Tower Road, the office brings our letting specialists closer to the communities we serve and marks an important new chapter for the team.

As Frank Salt Real Estate continues to grow, so too does our Lettings Division, with opportunities currently available for new agents.

As always, our aim is simple: to provide the knowledge, expertise and personal service that help our landlords and tenants navigate the property market with confidence.



*Philippa*

**Philippa Tabone**

Letting Division Manager

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## APARTMENT IN ST JULIAN'S

Ref 01-9271509

A beautifully finished 2-bedroom, 2-bathroom apartment situated on the 5th floor of a modern development in the sought-after area of St Julian's. The property features a bright and spacious open-plan kitchen, living and dining area, finished to a high contemporary standard and enjoying beautiful sea views. Large apertures allow plenty of natural light throughout, creating a bright and welcoming atmosphere. The apartment comprises two well-sized bedrooms, two modern bathrooms, a stylish fully equipped kitchen and quality furnishings throughout.

€2,700 monthly



2 Bedrooms



2 Bathrooms



RECOMMENDED BY

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## APARTMENT IN ST PAUL'S BAY

Ref 70-35920756

A stunning brand-new 3-bedroom, 2-bathroom corner apartment enjoying beautiful sea views and an abundance of natural light throughout. Its corner position provides excellent exposure, creating a bright, airy and welcoming atmosphere. The property has been thoughtfully designed for modern living, offering spacious interiors and a practical layout. Large windows fill the living areas with natural light, while the corner position adds to the sense of openness and ventilation. The apartment comprises a generous open-plan living, dining and kitchen area, ideal for both everyday living and entertaining, together with three well-sized bedrooms and two bathrooms.

**€3,000 monthly**



3 Bedrooms



2 Bathrooms



RECOMMENDED BY  
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## APARTMENT IN QAWRA

Ref 50-9270944

Beautifully finished corner seafront apartment in Qawra. The property comprises an open-plan kitchen, living and dining area leading onto a spacious terrace overlooking the sea. It features three double bedrooms, an en-suite bathroom and a separate bathroom. The apartment is fully furnished and fully equipped, with air-conditioning throughout. The spacious terrace is ideal for enjoying the stunning sea views and outdoor dining. Ideally located close to a variety of shops, restaurants and other amenities. A lovely property in a fantastic seafront location.



€3,000 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

**Doreen Meli | Mellieha Branch**

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## APARTMENT IN XAGHRA, GOZO

Ref 16-9271251

A stylish and modern three-bedroom apartment in Xaghra, offering bright and comfortable living spaces. The property comprises two double bedrooms, one with an en-suite, and a twin bedroom that can also be used as an office or study. All bedrooms are air-conditioned, with a separate main shower room. The spacious open-plan kitchen, living and dining area leads onto a front balcony overlooking a quiet residential street. The modern kitchen is fully equipped with quality appliances, including a dishwasher, hob, oven and tumble dryer. Finished to a high standard and furnished throughout, this lovely apartment offers a comfortable and practical home in a peaceful location.

€1,100 monthly



3 Bedrooms



2 Bathrooms

RECOMMENDED BY  
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# Hot properties that tenants want right now!



The Malta rental market in 2026 is asking landlords a practical question: does your property match the way tenants live now?

The Housing Authority's rental data shows how firmly apartments dominate Malta's private rental sector, accounting for 80% of active contracts in its latest full market assessment. Two-bedroom homes represented 41% of contracts and three-bedroom homes 33%. One-bedroom properties still account for 21%, reflecting demand from single professionals and couples.

That mix reflects a wider change in Malta's housing needs. The Housing Authority's 2026 research strategy notes that a growing number of single-person households are increasing demand for smaller units. Foreign workers also remain a major source of rental demand, with the vast majority still relying on the risky and unregulated private rental market.

## **So what does a tenant-friendly property look like?**

For one- and two-bedroom apartments, tenants value practical design: a sensible layout, good natural light, a usable kitchen, adequate storage and a balcony or other outdoor area. Parking can make a difference, particularly for people commuting by car. For relocating workers, a home that is ready for occupation can remove an immediate hurdle. A lift, good access and useful outdoor space can widen the pool of potential tenants. In premium areas, proximity to the seafront can carry a measurable rental premium.

For families, three-bedroom apartments and houses need something different. Extra living space, more than one bathroom, outdoor space and convenient parking become stronger considerations. Properties that make daily routines easier can appeal to households prepared to stay longer.

Location matters just as much. The Housing Authority



has consistently recorded the highest concentration of rental contracts in the Northern Harbour and Northern regions. St Paul's Bay, Sliema, Msida, Gżira and St Julian's have historically been among Malta's largest rental markets, while Swieqi, San Ġwann, Mosta, Naxxar, Birkirkara and Marsaskala also have established rental demand.

For landlords, the opportunity is not simply about achieving the highest asking rent. It is about presenting the right property to the right tenant and pricing it in line with its condition, location and features. A well-presented home that meets a clear need can stand out without gimmicks.

This is where Frank Salt Real Estate's Letting Department can add tremendous value. Our consultants work with landlords to position properties for the market while helping tenants define what matters before they start viewing. Whether you are letting a compact city apartment, a family home

or a property outside the main rental corridors, speaking to Frank Salt Real Estate at the outset gives both sides a more informed starting point.

For landlords considering their next letting, now is a good time to review the property through a tenant's eyes. For tenants searching for their next home, starting with Frank Salt Real Estate can help narrow the search to properties and locations that fit your requirements. We assist with Housing Authority registration, compliance, marketing, finding and vetting suitable tenants and much more.





## APARTMENT IN IBRAG

Ref 036352

Spacious apartment set in a well-kept complex with communal pool and gardens. The property comprises a sizable entrance hall with ample concealed storage, a bright open-plan living and dining area with large glass doors leading onto a long balcony, and a fully equipped separate kitchen. Further down the hallway are a main bathroom, two double bedrooms and a single bedroom with an en-suite shower room. Each room benefits from a proper window overlooking the outdoors, providing plenty of natural light and ventilation. The property is within walking distance of all amenities and is complemented by residential parking.



€2,600 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

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## APARTMENT IN SAN GWANN

Ref 65-35921148

Modern and beautifully presented apartment situated on the first floor of a small block in a central location, close to all amenities. The property comprises a bright open-plan kitchen, living and dining area leading onto a balcony, two bedrooms, two bathrooms and a dedicated workspace. The spare bedroom also enjoys access to a spacious terrace with outdoor seating and a BBQ area. Fully equipped and ready to move into.

€1,800 monthly



RECOMMENDED BY

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## APARTMENT IN ATTARD

Ref 55-9271871

Brand-new 3-bedroom apartment in Attard, finished to a high standard and designed for comfortable modern living. The property features three spacious bedrooms, all furnished with double beds, a bright living area and a modern kitchen with quality finishes. Fully air-conditioned throughout, it also enjoys a large private balcony, ideal for outdoor dining or relaxing. Located in a sought-after residential area close to shops, cafés, schools and everyday amenities, this apartment offers a peaceful yet central location. A modern, fully equipped home ready to move into.

€2,000 monthly



RECOMMENDED BY

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## APARTMENT IN XEMXIJA

Ref 01-9271866

This beautifully furnished three-bedroom, two bathroom apartment offers a modern and comfortable living space in the desirable area of Xemxija. The property features a bright and spacious open-plan living, dining and kitchen area, finished with contemporary furnishings and tasteful décor throughout. The three bedrooms are well-sized and comfortably furnished, while the two bathrooms provide added convenience. The apartment also benefits from a lovely terrace enjoying pleasant views, making it an ideal space for relaxing, enjoying a morning coffee or entertaining guests.



€1,900 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

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## APARTMENT IN MERCURY TOWERS

Ref 01-9271172

Finished to exceptional standards, this property offers a bright open-plan kitchen, living and dining area, a spacious double bedroom and a stylish bathroom. Residents also benefit from an impressive range of exclusive facilities, including a stunning rooftop swimming pool with a sun deck, direct internal access to secure parking, a selection of restaurants, a sophisticated rooftop lounge and an on-site shopping centre. Combining contemporary elegance with exceptional convenience, this residence offers a refined lifestyle in the vibrant heart of St Julian's.

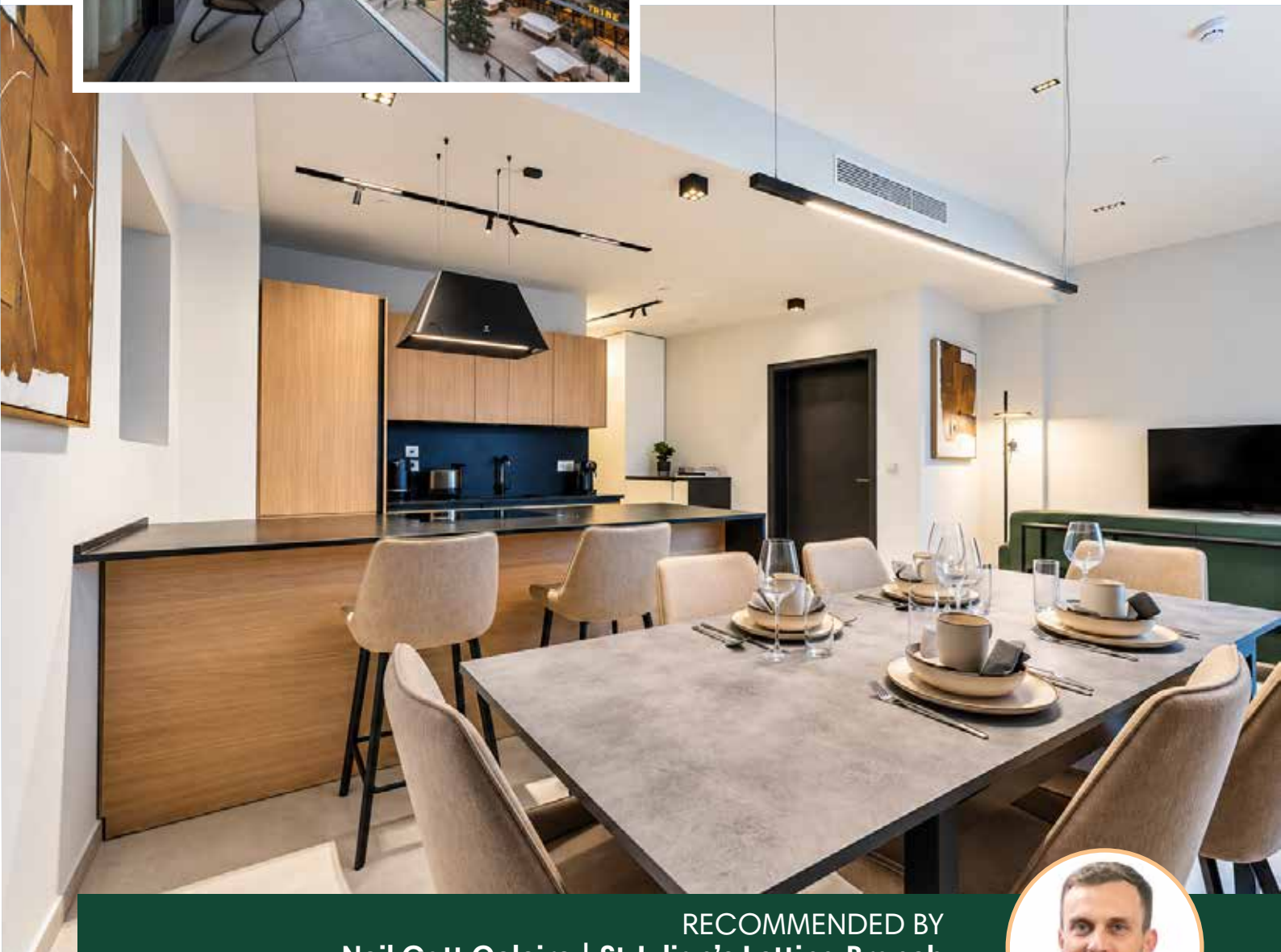
€2,500 monthly



1 Bedroom



1 Bathroom



RECOMMENDED BY

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# Re-opening of our Sliema Letting Office

A strong local presence matters in property, particularly in a busy rental market. With 20 offices spread across Malta and Gozo, Frank Salt Real Estate gives landlords and tenants access to a network of property professionals in the communities where they live, work and are looking to move. Each office is a point of contact, whether a landlord is preparing a property for rent, a tenant is looking for a new home or an agent is working to bring the right people together.

It is within this wider network that our re-opening of the newly refreshed Sliema Letting Office takes on particular significance. We marked the occasion with our team, celebrating the revamped workspace and the people behind one of our key lettings locations.

Situated on Tower Road, the office places our letting team at the heart of one of Malta's most established rental areas. Sliema is a major commercial centre with significant residential activity and close links to Gżira, Msida, St Julian's and Swieqi. For landlords in the surrounding areas, having a dedicated and spacious letting office nearby provides a convenient place to discuss valuations, marketing, viewings and

the practical steps involved in finding a tenant. For tenants, it offers an accessible starting point where they can discuss their requirements directly with letting specialists.

The Sliema office also benefits from being part of a much wider letting operation. Frank Salt Real Estate provides letting services through all its branches, with dedicated letting divisions at Head Office and in St Paul's Bay, Mellieha, Spinola, Marsascala and Gozo, alongside the Sliema team. This network combines local knowledge with the reach of a larger organisation, helping our consultants connect landlords and tenants across different parts of the islands.

There is also a long history behind the Sliema presence. Frank Salt Real Estate has operated in Malta since 1969 and the company's Sliema branch has a strong record within the business. The Group's Lettings Division has also received industry recognition over the years, including the Best Lettings Agency title at the European Property Awards. These milestones form part of the experience that continues to underpin the division today.

Our focus always remains firmly on service. The Sliema Letting team brings together experienced consultants, including Philippa Tabone, our letting manager who has been with the company for more





than 14 years. Client feedback has highlighted the team's support with areas such as relocation, online viewings and finding suitable homes, reflecting the increasingly varied needs of today's landlords and tenants.

The refreshed office is therefore about more than the workspace itself. It strengthens our connection with the Sliema community while giving clients a direct link into Frank Salt Real Estate's broader range of property services. Across the Group, clients can also access short-lets and long lets, buying and selling, relocation and concierge services, property management, home interior services and assistance through established tax and legal professionals. Together, these services allow clients to address more aspects of their property journey through one organisation.

The growth of the Lettings Division is also creating opportunities for new talent. Recruitment for sales and

letting consultants is currently open to people looking to build their careers within an established real estate business and become part of a growing team.

With the Sliema Letting Office forging full steam ahead, our team is focused on what it does every day: helping landlords navigate the rental process while connecting tenants with homes that meet their needs.





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## APARTMENT IN MELLIEHA

Ref 50-9271937

Second-floor apartment in Mellieha, conveniently located close to all amenities and everyday conveniences. The property comprises a spacious open-plan kitchen, living and dining area, which leads onto a front terrace, providing a pleasant outdoor space to relax or entertain. The apartment features two bedrooms, a separate study area that can be used as a home office, a storage room and a main bathroom. Offering a practical layout and a convenient location, this property is ideal for those looking for a comfortable home within easy reach of shops, restaurants and other amenities.

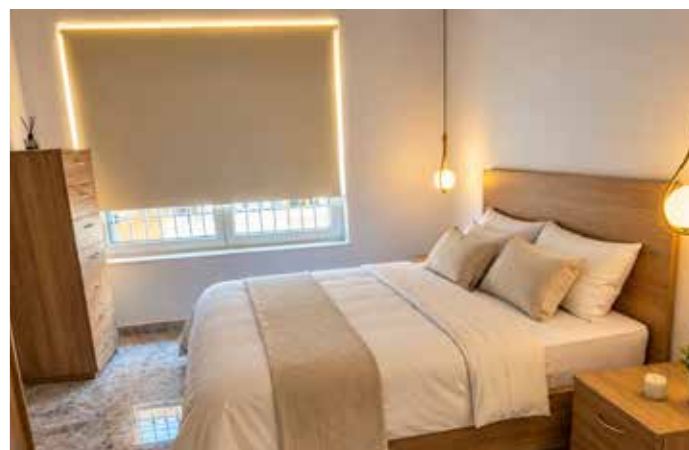
€1,400 monthly



## APARTMENT IN NADUR

Ref 10-9271529

This beautifully furnished apartment is located in the sought-after village of Nadur. The property comprises a combined kitchen, living and dining area leading onto a spacious balcony, where you can enjoy unobstructed sea views. It features three bedrooms, with the main bedroom benefiting from an en-suite, as well as a separate main shower room. The spacious balcony is ideal for relaxing, enjoying al fresco dining or taking in the beautiful surroundings. Offering a comfortable layout and plenty of natural light, this property makes an excellent home in a peaceful village setting. Not to be missed!



€1,250 monthly



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## APARTMENT IN NADUR, GOZO

Ref 16-9271342

Stylish and homely 2-bedroom apartment enjoying beautiful views over Ramla Valley. The property comprises a double bedroom and a second single bedroom, which can also be used as an office, as well as a main bathroom and a bright open-plan kitchen, living and dining area furnished with a large, comfortable L-shaped sofa. To the rear, the apartment features a lovely outdoor terrace, offering a peaceful space to relax and enjoy the surrounding views. The property also benefits from a spacious and bright dedicated laundry room, adding to its practicality and comfort.

€1,100 monthly



2 Bedrooms



1 Bathroom



RECOMMENDED BY

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## APARTMENT IN MARSASCALA

Ref 208987

Spacious and bright, fully furnished 3-bedroom apartment served with a lift and enjoying lovely country views. The property comprises a separate living room, kitchen/dining area, bathroom, en-suite shower room, and front and back balconies. The layout offers generous living spaces and plenty of natural light throughout. The balconies provide a pleasant outdoor space to relax and enjoy the surrounding views. A lovely apartment offering comfortable living in a peaceful setting.

€1,650 monthly



3 Bedrooms



2 Bathrooms



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## APARTMENT IN ST ANGELO MANSIONS

Ref 65-9271219

Rare double-unit property set within the prestigious St Angelo's Mansions, right on the water's edge. Offering spacious interiors, a full-length terrace and floor-to-ceiling glass doors with stunning views of the Grand Harbour, Kalkara and Valletta. The property comprises a spacious living and dining area, TV/lounge, fully equipped kitchen with pantry and utility room, three bedrooms, two bathrooms and a walk-in wardrobe. The main bedroom includes an en-suite and a bonus room, while the third bedroom can also be used as a home office. Fully air-conditioned throughout, with sophisticated finishes, artwork that can be retained or removed, and a reserved parking space. A truly exceptional property in a prime location.



€10,000 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY  
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## APARTMENT IN KAPPARA

Ref 65-9271896

Fully furnished two-bedroom apartment filled with natural light. Both bedrooms lead onto outdoor terraces, with the main bedroom featuring an en-suite shower. The property also comprises a separate shower room and a bright open-plan kitchen, living and dining area. Fully air-conditioned and equipped with a washing machine, tumble dryer, dishwasher, TV and sofa bed. The apartment is situated in a convenient location, close to a range of amenities, shops and everyday necessities. Offering comfortable and practical living, it is ideal for those looking for a well-equipped home in a sought-after area.

€1,800 monthly



RECOMMENDED BY

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## APARTMENT IN GHAXAQ

Ref 55-9271816

Lovely 3-bedroom apartment comprising two bathrooms, a spacious open-plan kitchen, living and dining area, as well as a front and a back balcony. Ideally located within walking distance of bus stops, shops and everyday amenities, and just a short drive from the airport. The property offers a practical layout with comfortable living spaces throughout. The two balconies provide additional outdoor space and plenty of natural light. A bright and comfortable home offering convenience and easy access to everything you need.

€1,600 monthly



RECOMMENDED BY

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## APARTMENT IN ZEBBUG, GOZO

Ref 10-9271568

Luxurious and comfortable 2-bedroom apartment situated in the peaceful village of Zebbug. The property features a bright and airy interior, with a spacious open-plan kitchen, living and dining area, fully equipped modern kitchen, and charming fireplace. Large windows provide plenty of natural light and beautiful countryside views. Both bedrooms are tastefully furnished and air-conditioned, with the main bedroom enjoying an en-suite shower room. The property also includes an additional shower room and a private sauna, perfect for relaxing and unwinding.

€1,600 monthly



2 Bedrooms



2 Bathrooms



RECOMMENDED BY  
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## APARTMENT IN QORMI

Ref 55-9271287

First on the market, this recently renovated, owner-occupied apartment is situated on the second floor of a quiet block of just four units in central Qormi. The property offers approximately 91m<sup>2</sup> of internal space and a private 37m<sup>2</sup> roof terrace, both accessible by lift. The apartment features a bright open-plan kitchen, living and dining area with a fully fitted kitchen and central island, as well as a dedicated study area. It comprises two furnished bedrooms, including a master bedroom with en-suite, two bathrooms, and air-conditioning throughout. The private roof terrace includes a laundry/box room and offers excellent additional outdoor space.

€1,500 monthly



RECOMMENDED BY

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## APARTMENT IN XAGHRA, GOZO

Ref 920649

Set in the charming village of Xaghra, this traditional 3-bedroom apartment combines character with modern comfort. Within walking distance of the village square and local amenities, the property comprises a spacious open-plan living and dining area, a fully equipped kitchen and three generously sized bedrooms, including a main bedroom with an en-suite. Traditional Maltese features, including stone walls and arched doorways, add to the property's charm, while the balconies provide plenty of natural light and lovely views of the surrounding countryside. An ideal home for those looking for a peaceful setting with plenty of character.

€1,000 monthly



RECOMMENDED BY

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## TOWNHOUSE IN SLIEMA

Ref 65-9271387

A charming traditional townhouse ideally located just a short stroll from Sliema's vibrant promenade, shopping centre and a wide range of amenities. The property comprises an open-plan living, dining and kitchen area leading onto a private back balcony, as well as a guest toilet with shower on the same level. The first floor features a spacious dressing area with a traditional Maltese balcony leading to a bright double bedroom with an en-suite shower. The second floor offers a further double bedroom with an en-suite shower and access to a private terrace.

€2,000 monthly



## APARTMENT IN ZEBBUG, GOZO

Ref 10-9271565

Luxurious 2-bedroom apartment situated in the peaceful village of Zebbug. The property features a bright and airy interior, creating a warm and welcoming atmosphere throughout. The spacious open-plan kitchen, living and dining area is ideal for relaxing or entertaining. The modern kitchen is fully equipped with quality appliances, including a dishwasher, while the comfortable living area features a charming fireplace. Large windows allow plenty of natural light in and offer beautiful countryside views. Both bedrooms are tastefully furnished and equipped with air-conditioning. The main bedroom includes a private en-suite shower room, while the property also features an additional main shower room and a separate

€1,500 monthly



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## HOUSE OF CHARACTER IN MDINA

Ref 918187

Fully furnished and equipped house of character situated in the historic old capital city of Mdina. The property comprises a welcoming reception area upon entrance, a spacious open-plan kitchen, living and dining area, two bedrooms, with the main bedroom enjoying an en-suite shower room, and a separate bathroom. It also includes a sitting room which can be converted into a third bedroom, a side terrace, and a further roof terrace enjoying lovely views of the city. A charming property combining traditional character with comfortable living spaces in one of Malta's most historic locations.

€4,000 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

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## APARTMENT IN MELLIEHA

Ref 50-9271843

This third-floor apartment is situated in central Mellieha, close to all amenities and everyday conveniences. The property comprises an open-plan kitchen, living and dining area leading onto a front balcony, two bedrooms, including a main bedroom with an en-suite, and a separate bathroom. A laundry room and back balcony complete the property. The layout offers comfortable and practical living spaces throughout. An ideal home for those looking to enjoy the convenience of having shops, services and other amenities close by.

€1,400 monthly



2 Bedrooms



2 Bathrooms

RECOMMENDED BY

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# FRANK SALT

## LETTING

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