



FRANK SALT

LETTING



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PROPERTY HIGHLIGHTS

*From Great Rentals to
Smart Investment*



Not a franchise

ONE TEAM



BUILT TO BACK EACH OTHER
FOR THE LONG RUN, NOT JUST THE NEXT DEAL



FRANK SALT
LETTING

EDITORIAL

Getting the paperwork right when letting a property.

Letting out an apartment in Malta brings opportunities but it also comes with responsibilities that extend beyond simply finding a tenant. For landlords, ensuring that the correct registrations are made with the relevant authorities is not only a legal requirement but also the foundation for a smooth tenancy. Three bodies in particular require your attention:

Identity Malta

Any lease that extends beyond three months must be registered with Identity Malta if the tenant is a foreign national. This process allows tenants to apply for residency permits and confirms that the rental arrangement is legitimate. For landlords, prompt registration avoids complications later, particularly if your tenants require documentation for work or study purposes.

Housing Authority

Since the introduction of the Private Residential Leases Act, all private residential leases need to be registered with the Housing Authority. This applies regardless of whether the tenant is Maltese or foreign. Registration establishes clarity on the agreed rental terms and protects both landlord and tenant. Failure to register may lead to penalties and restricts your ability to enforce certain provisions of the contract. Importantly, renewal or termination of leases also requires notice to the Authority.

Address Management Unit

Often overlooked, the Address Management Unit ensures that the property is correctly listed with its unique identifier. This has a direct impact on mail delivery, utility connections and official correspondence. For a tenant, having the correct address registered provides certainty and avoids frustrating delays in everyday matters. For a landlord, it eliminates disputes or confusion about the property's official status.

Why it matters

Taken together, these three steps form the backbone of compliant property letting in Malta. They safeguard your position as a landlord and provide tenants with the reassurance that their accommodation is fully above board.

We recognise that landlords want to focus on the essentials: securing reliable tenants and achieving a good return on investment and dealing with the different authorities can feel burdensome, particularly if you are managing more than one property or are based overseas. Our dedicated letting consultants guide landlords through the entire process, from preparing lease agreements that meet Housing Authority requirements to handling registrations with Identity Malta and ensuring addresses are properly recorded. Entrust the administrative side of letting to us and avoid pitfalls, save valuable time and rest assured that all your obligations are met. Compliance should never be an afterthought; it is an investment in peace of mind and the long-term success of your rental venture.

For more information visit the link below:

franksalt.com.mt/property-leasing-in-malta/



Philippa

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PENTHOUSE IN TAS-SELLUM

Ref 921082

Unique and well-designed furnished duplex penthouse forming part of the prestigious SDA at Tas-Sellum Residence, just a few minutes away from Malta's main sandy beach. Featuring eleven private terraces and a total area of 650m² spread over two levels, this property offers privacy, an abundance of natural light, and ample space for entertaining. The highlight is its impressive terrace with a private hot tub, enjoying 180-degree unobstructed sea views. The home features two open-plan living areas, four bedrooms with en-suites, a laundry room, and a 234m² outdoor area. Garages available at an extra cost.

€4,100 monthly



4 Bedrooms



5 Bathrooms

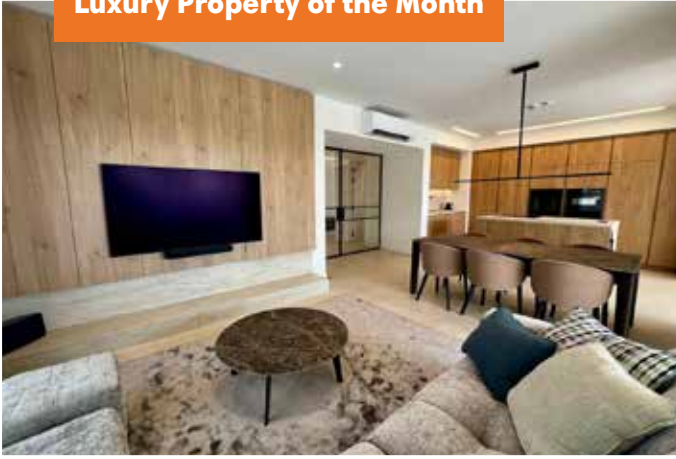


RECOMMENDED BY

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Luxury Property of the Month



BUNGALOW IN MELLIEHA

Ref 921436

Luxurious, fully detached bungalow in Mellieha. Inside, it features three double bedrooms, each with its own en-suite shower, a guest toilet and a dedicated study. The bright open-plan kitchen, living and dining area flows seamlessly onto the pool deck, perfect for entertaining and embracing the Mediterranean lifestyle. At basement level, a spacious multi-purpose room offers flexibility as a home gym, cinema, games room, or additional living space. Outside, the home is surrounded by landscaped gardens, a large swimming pool, and a separate Jacuzzi creating a private oasis ideal for relaxation and gatherings. A carport with space for two cars is also included.

P.O.R



3 Bedrooms



3 Bathrooms



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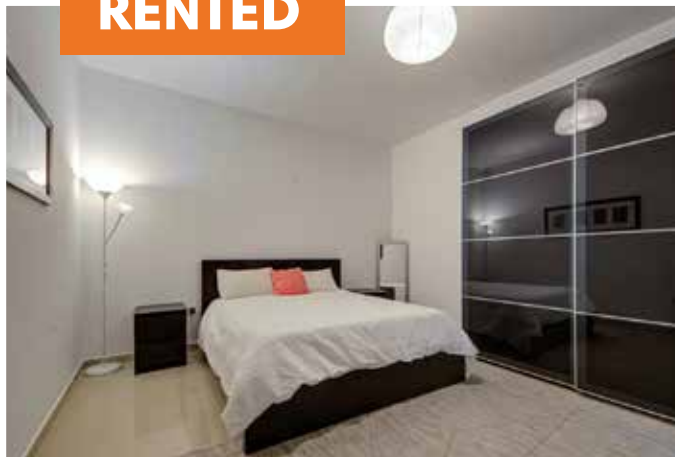


RENTED

APARTMENT IN SLIEMA

Ref 917767

Spacious and bright third-floor apartment forming part of a block of twelve, located just a short walk from the Sliema seafront promenade. Accommodation includes three bedrooms (master with en-suite shower), a main bathroom, washroom, open-plan kitchen/living/dining area and both front and back balconies. Ideal as a comfortable home or a solid rental investment.



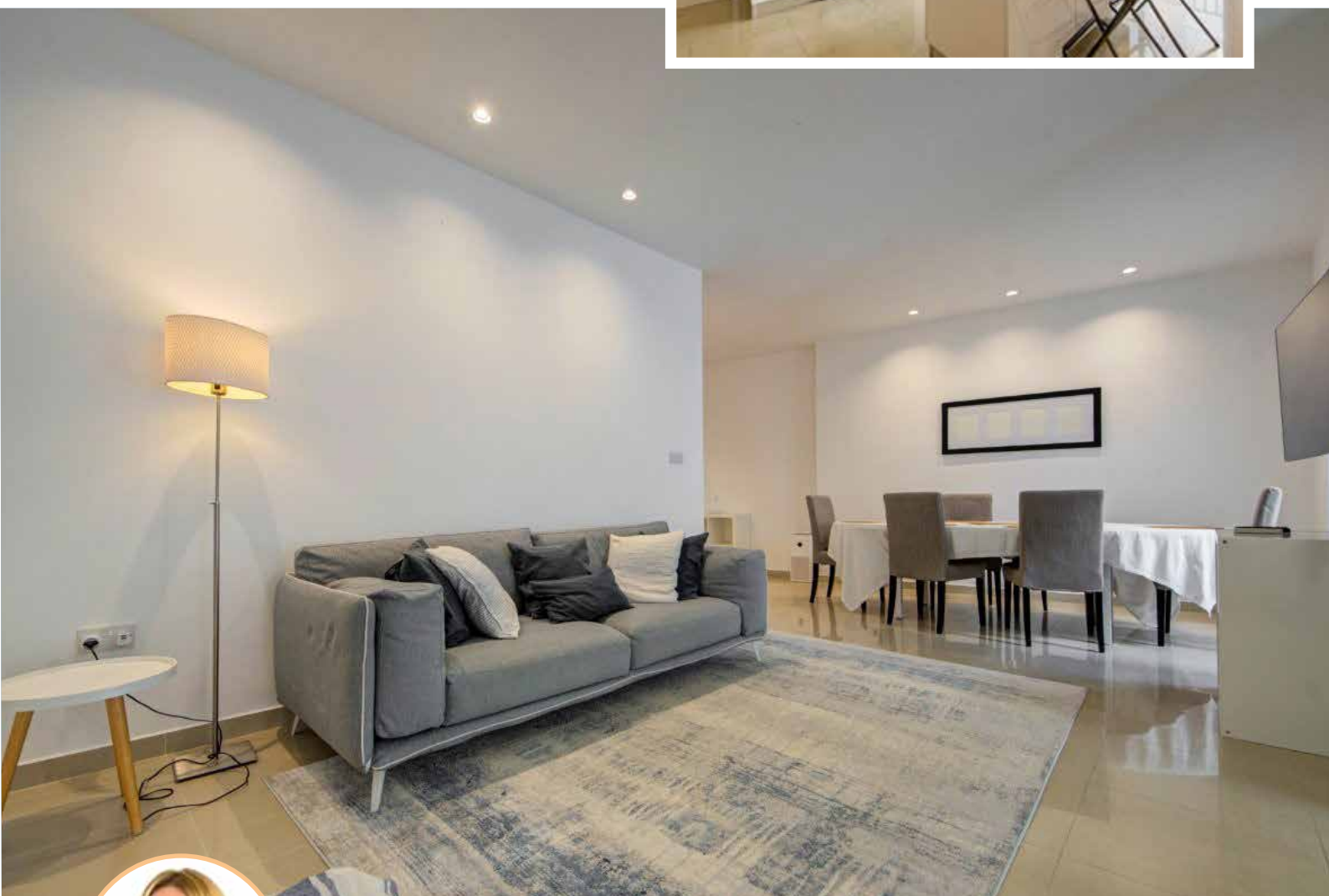
€2,000 monthly



3 Bedrooms



1 Bathroom &
1 Shower Room



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APARTMENT IN SLIEMA

Ref 921729

Situated just seconds from the vibrant Sliema Promenade, this bright and airy fourth-floor apartment offers a practical square layout designed for comfortable living. The property comprises a master bedroom with en-suite shower, a twin bedroom with private balcony, a spare shower room and a spacious open-plan kitchen, living, and dining area. Bathed in natural light throughout, it is ideal for a couple seeking extra space or a young family looking to settle in one of Sliema's most sought-after locations.



€1,600 monthly



2 Bedrooms



2 Shower Rooms

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Malta's Rewarding Buy-to-Let Market



About the Author

Maryse Attard Montalto is a Senior Property Sales Consultant at our Sliema Branch. Before joining Frank Salt Real Estate, she built a distinguished career in the tourism sector, spending over two decades as Sales and Marketing Manager at a leading Sliema hotel. With her extensive background in sales, marketing and client relations, Maryse successfully transitioned into real estate - a field that had always captured her interest. Today, she is recognised as one of the group's top-performing consultants. In this article, she shares her professional insights into what investors seek when acquiring properties for rental purposes.

Few European destinations can rival Malta when it comes to property investment in 2025. With its thriving economy, investor-friendly tax system and ever-growing rental demand, the islands have firmly positioned itself as one of the Mediterranean's most attractive buy-to-let markets.

Malta's economy is projected to grow by over 4% this year, driven by strong employment figures and a steady inflow of international talent, while mortgage rates will remain appealing for investors.

Malta has no property, council, wealth, or inheritance taxes and non-domiciled residents enjoy a flat 15% rate on foreign-sourced income. Additionally, Special Designated Areas (SDAs) offer simplified purchase rules for overseas buyers, making premium rental properties even more accessible.

One of Malta's greatest strengths is its broad tenant mix, which ensures stability and resilience:

- **Expatriates & Professionals:** Drawn by booming sectors like finance, i-Gaming and tech, they rent modern homes in Sliema, St Julian's and Gzira, often paying premium rates.

- **Digital Nomads:** Thanks to the Nomad Residence Permit, this fast-growing group seeks stylish medium-term rentals with strong internet, especially in Valletta and coastal towns.

- **Students & Academic Staff:** This demographic prefers living around the Msida and Birkirkara areas and as a result there's been a steady demand for shared apartments which can provide consistent yields.

- **Tourists & Short-Stay Visitors:** With 3.56 million inbound tourists visiting the islands in 2024, Airbnb-style rentals in St Julian's, Valletta and Gozo achieve impressive seasonal returns for its owners.

- **Local Tenants:** Young Maltese professionals and families increasingly rent long-term in suburban areas like Mosta and Marsaxlokk.

This mix ensures landlords benefit from multiple income streams, whether through long-term leases or lucrative short-let opportunities. Sliema and Valletta offer consistent occupancy and long-term appreciation which make them prime investments areas. Island-wide, rental yields are around 4% to 5% with Valletta possibly offering higher yields when properties are rented on short lets, as demand is high year-round. For those seeking value, up-and-coming areas such as Marsascala, Qawra and Gozo offer affordable entry points with excellent growth potential.

For international investors, Malta offers the best of both worlds: stable returns and exciting growth potential. The enviable location, strong tenant demand and attractive tax regime combine to make 2025 the perfect moment to enter or expand your property portfolio within the local buy-to-let market.

Are you ready to become a landlord? From market analysis and tenant selection to income optimisation and legal

compliance, our property experts will handle the hard parts so you don't have to. We'll identify the best candidates, secure high-yield opportunities and unlock your property's full potential. Contact us for a personalised plan to become a confident, profitable landlord ●





TOWNHOUSE IN SENGLEA

Ref 919331

A meticulously renovated townhouse in the heart of Senglea, a town renowned for its timeless charm. This residence masterfully blends historical architecture with modern luxury, preserving its original character while incorporating contemporary comforts. Features include an open-plan living/dining area, separate kitchen, master bedroom with en-suite, two double bedrooms with en-suites leading to a terrace with Jacuzzi and Grand Harbour views and a fourth bedroom with rooftop terrace. Comes with a one-car lock-up garage.



€8,000 monthly



4 Bedrooms



4 Shower Rooms



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APARTMENT IN ST JULIAN'S

Ref 046381

Highly finished two-bedroom, two-bathroom apartment in the heart of St Julian's. Designed for modern comfort, this stylish home features an open-plan kitchen, living and dining area, fully equipped with high-end appliances, including a dishwasher, tumble dryer and reverse osmosis water system. Both bedrooms are spacious and bright, with the master featuring an en-suite bathroom. The apartment is fully air-conditioned and includes a balcony, perfect for relaxing. Located in a prime area, it offers easy access to amenities, restaurants, cafés, supermarkets and public transport.

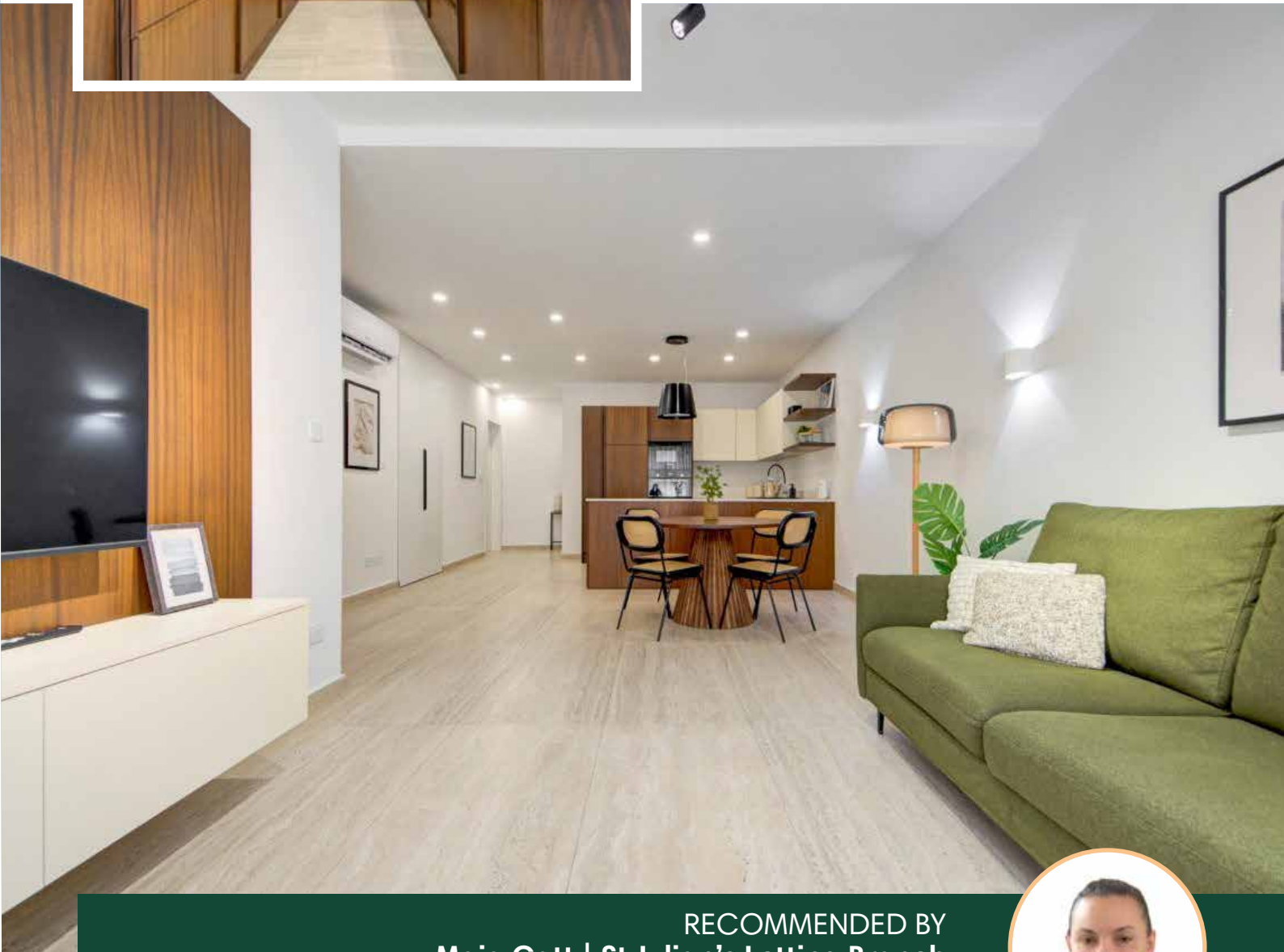
€1,950 monthly



2 Bedrooms



2 Bathrooms



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APARTMENT IN GZIRA

Ref 045490

Centrally located second-floor apartment in Gzira. Offered fully furnished, the property comprises two double bedrooms, a separate guest bathroom, a spacious open-plan kitchen/living/dining area, and a front balcony. Filled with natural light throughout, it provides a comfortable and inviting living space. Perfectly situated, it offers easy access to local amenities, restaurants, cafes and public transport.



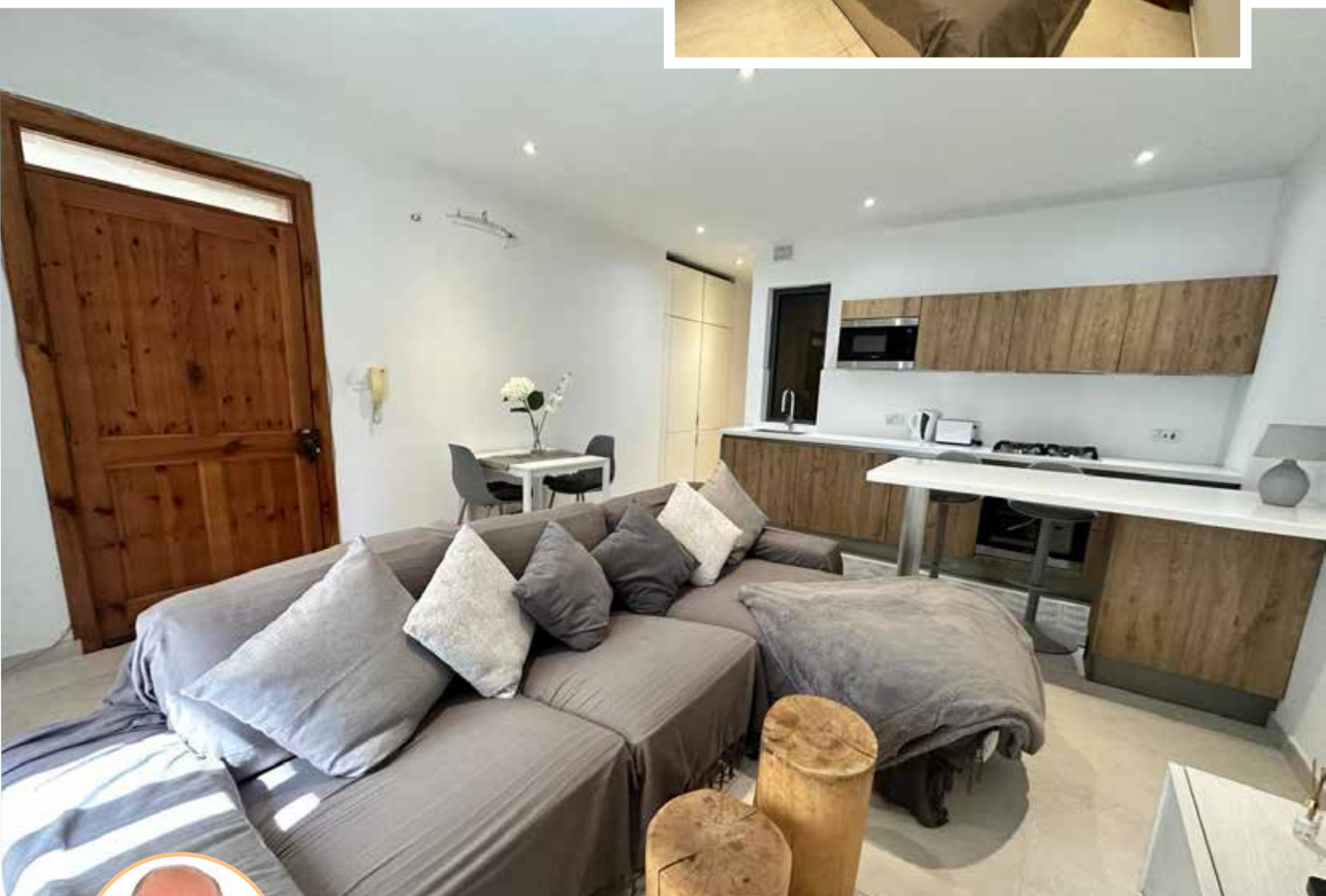
€1,500 monthly



2 Bedrooms



1 Bathroom



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VILLA IN ST PAUL'S BAY

Ref 921889

Tucked away in a peaceful cul-de-sac, this semi-detached villa offers complete privacy and panoramic views of St Paul's Island. Spread over three levels, it features a bright open-plan kitchen, living and dining area with front terrace, three bedrooms, stylish bathrooms and a lower level entertainer's space with infinity pool, lounge, BBQ area and study. Completing the property are a one-car lock-up garage and two carports, making this a rare find in one of Malta's most scenic locations.



€6,300 monthly



3 Bedrooms



2 Bathrooms

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PENTHOUSE IN NADUR

Ref 920343

Nestled in the picturesque village of Nadur, this luxurious two-bedroom penthouse offers the perfect blend of comfort and sophistication. Fully air-conditioned, it provides a cool and inviting retreat even on the warmest days. The property features two elegantly designed bedrooms with modern furnishings, ensuring a restful stay. Step out onto the expansive terrace and enjoy breathtaking panoramic views of the countryside and the sparkling Mediterranean. The highlight is the private hot tub, perfect for unwinding under the stars in complete serenity.



€1,300 monthly



2 Bedrooms



2 Bathrooms



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MAISONETTE IN VALLETTA

Ref 921774

This beautifully furnished maisonette is located in the heart of the capital city. The property boasts a generous, well-planned layout with three spacious bedrooms, one of which includes a private en-suite shower. A modern, well-finished main bathroom complements the home's overall elegance. A separate, fully equipped kitchen provides all the essentials, while two distinct living areas offer plenty of space for relaxation or entertaining. There is also a dedicated study area, ideal for working from home. Fully air-conditioned and offered furnished, this maisonette is a turnkey home in a highly desirable location. Truly a must-see.

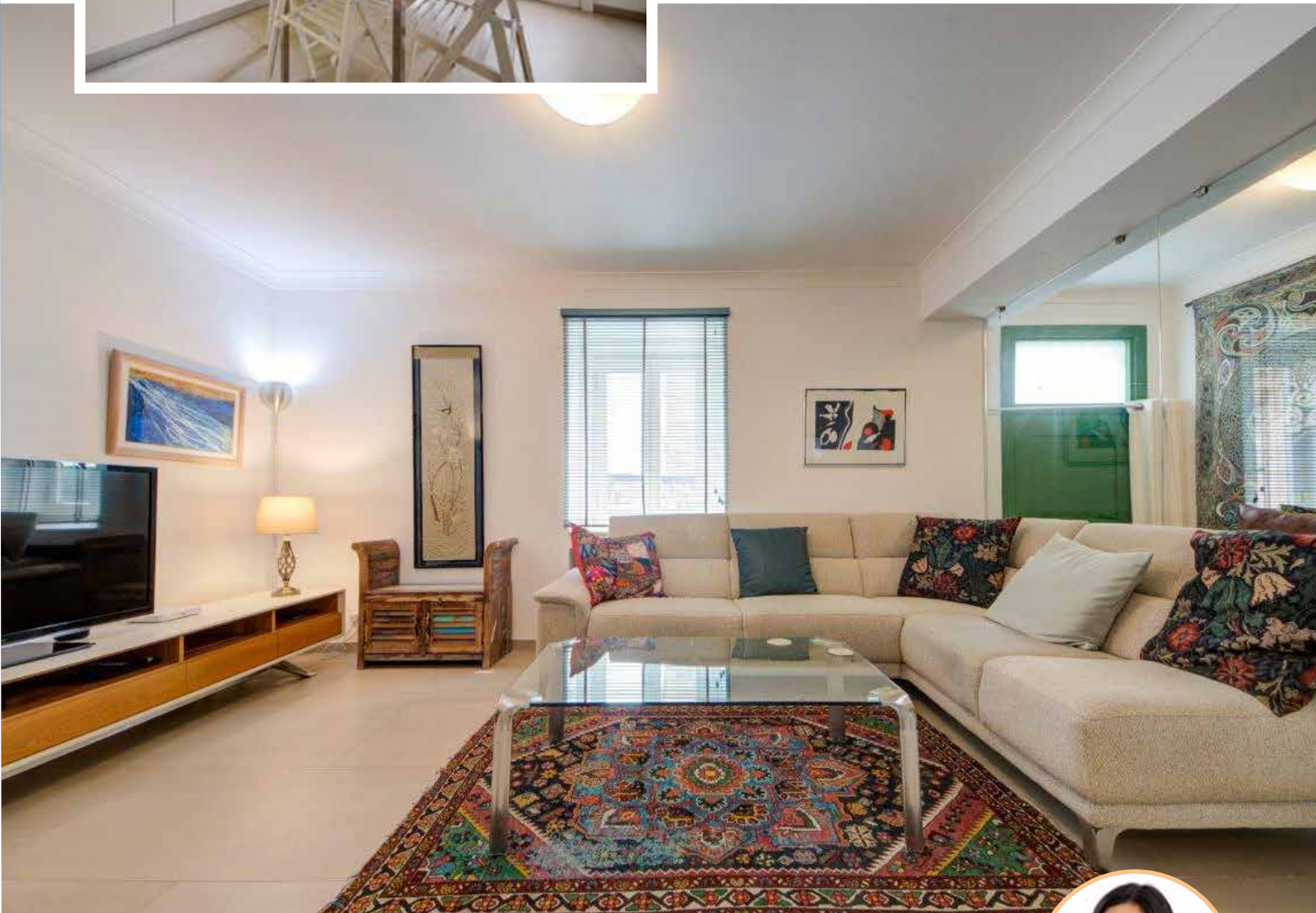
€3,000 monthly



3 Bedrooms



1 Bathroom &
1 Shower Room



RECOMMENDED BY

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LATEST DESIGN AND HOME DECORATING TRENDS



Interiors are beginning to resonate with the same sensibilities shaping design capitals like Milan, London, New York and Los Angeles. For 2025 and into 2026, homes are less about the expected Mediterranean aesthetic and more about embracing international dialogues while maintaining local elements.

Sculptural forms and statement furniture

Across Europe and the US, furniture is taking on bold, sculptural qualities, often blurring the line between art and utility. This is filtering into Malta, where homeowners are favouring standout pieces over coordinated sets. Sofas with exaggerated curves, dining tables with monolithic bases and lighting fixtures that resemble installations are being chosen to define spaces, especially in open-plan living areas.

Layered neutrals with unexpected accents

Colour stories are moving beyond flat minimalism. Designers such as Kelly Wearstler in Los Angeles and Ilse Crawford in London are layering warm neutrals with rich accents of oxblood, cobalt or ochre. Locally, this

translates into interiors that use sandstone and limestone tones as grounding backdrops, punctuated with bold but carefully placed colour, often through textiles, art or bespoke joinery.

Material innovation

In New York and Milan, designers are pushing the boundaries of traditional materials, experimenting with bio-resins, recycled composites and innovative finishes. Local projects are beginning to reflect this curiosity, blending classic stone and timber with terrazzo made from reclaimed fragments, or metalwork finished with patinas that evolve over time. The mix of permanence and experimentation feels particularly suited to Malta's layered architectural heritage.

Quiet luxury and tactility

The global appetite for "quiet luxury" is very much alive at home. This is not about extravagance but about refinement through texture and craftsmanship. Bouclé upholstery, hand-knotted rugs and brushed plaster finishes are being introduced to create depth and



tactility. These touches appeal to an international market of buyers and tenants who expect subtle sophistication rather than ostentation.

Adaptive outdoor living

In Los Angeles, outdoor rooms have long blurred the boundary between inside and outside. Malta is adopting similar thinking, though tailored to the islands' dense urban fabric. Designers are crafting terraces and courtyards as immersive retreats, layering weatherproof fabrics, low-profile seating and integrated lighting. Vertical planting and modular shading systems are also trending, offering flexibility in compact outdoor areas.

Technology concealed within craftsmanship

In design circles from London to New York, smart technology is most desirable when invisible. Malta is aligning with this trend: integrated sound systems, hidden storage for devices and seamless environmental controls are incorporated into cabinetry and panelling. The priority is to let natural materials and craftsmanship dominate the aesthetic while technology operates discreetly in the background.

How we support design-led living

For property owners and landlords aiming to keep pace with these global trends, Frank Salt Real Estate's Homes Interiors Service offers expertise that bridges international inspiration with local practicality. Our team helps source furniture, finishes and fittings that reflect contemporary tastes while ensuring durability and market appeal. Whether refreshing a traditional townhouse with sculptural furniture or reimagining a seafront apartment with layered textures and adaptive outdoor spaces, the service ensures homes feel both current and timeless.

A forward-facing identity

What is shaping interiors now is not nostalgia but an eagerness to engage with the most relevant ideas emerging from global design centres. From sculptural furniture and material innovation to the restrained elegance of quiet luxury, Maltese homes are becoming canvases for forward-facing design thinking, enriched by the islands' own architectural language •

APARTMENT IN QAWRA

Ref 921796

Ideal for individuals or couples, this smart sixth-floor apartment in Qawra forms part of a corner block with lift access. The property features a bright open-plan living area leading onto a spacious front terrace. Accommodation includes a double bedroom, a second room that can serve as a single bedroom or study, a main bathroom and a box room for extra storage. Fully equipped with air-conditioning, a dishwasher, washing machine and more, this apartment combines practicality and comfort in a central location close to all amenities.



€1,200 monthly



2 Bedrooms



1 Bathroom &
1 Shower Room



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MAISONETTE IN SWIEQI

Ref 021707

Highly finished and fully furnished maisonette situated in a quiet cul-de-sac in Swieqi, boasting beautiful valley views. The layout comprises three spacious bedrooms (main with en-suite shower and walk-in wardrobe), a family bathroom, an additional shower room and a large open-plan kitchen, living and dining area leading onto a very large wrap-around terrace, ideal for entertaining. The property also includes a second living room, a storeroom and a laundry room. It is fully air-conditioned and equipped with a washing machine, tumble dryer, dishwasher, microwave and more. A four-car lock-up garage is also included.

€3,500 monthly



3 Bedrooms



1 Bathroom &
2 Showers Rooms



RECOMMENDED BY
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PENTHOUSE IN MARSASCALA

Ref 215540

Two-bedroom seafront penthouse featuring a spacious open-plan living, dining, and kitchen area, a family shower room, a double bedroom and a single bedroom. The property boasts a generously-sized front terrace with open views of the sea, countryside and town. Fully air-conditioned and fully furnished, including a dishwasher and terrace furniture.

€1,900 monthly



2 Bedrooms



1 Bathroom



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APARTMENT IN SLIEMA

Ref 922036

Discover unparalleled luxury in this magnificent four-bedroom apartment, offering breathtaking views that embody island living. Located in the prestigious area of Sliema, this residence features a spacious open-plan layout that seamlessly combines the sitting, living and dining areas with a fully equipped kitchen. The property boasts four double bedrooms, three with en-suite bathrooms, as well as a separate family bathroom, guest toilet and laundry room. The highlight is the spectacular south-facing terrace, showcasing panoramic views of the Valletta bastions, Manoel Island and the picturesque Sliema Creek.

€10,000 monthly



4 Bedrooms



1 Bathroom &
2 Showers Rooms



RECOMMENDED BY
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Good Deal of the Month

APARTMENT IN PIETÀ

Ref 659002

Beautifully furnished and fully equipped apartment, served with a lift and intercom, enjoying fantastic views of the yacht marina. The property comprises an open-plan living, kitchen, and dining area, two double bedrooms (the main with en-suite shower), a main bathroom and a box room. Amenities include a washing machine, dishwasher and TV. The apartment is flooded with natural light, creating a bright and welcoming atmosphere. Its prime location offers easy access to shops, restaurants and the promenade.



€1,700 monthly



2 Bedrooms



1 Bathroom &
1 Shower Room



RECOMMENDED BY

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APARTMENT IN SLIEMA

Ref 660549

Fully furnished apartment located in the heart of Sliema, just minutes away from the Valletta ferry. The property consists of three bedrooms, a shower room and an open-plan kitchen, living and dining area leading to a sunny terrace. Fully air-conditioned and equipped with a washing machine. A must-see!

€2,300 monthly



3 Bedrooms



1 Shower Room

RECOMMENDED BY
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