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LETTING



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PROPERTY HIGHLIGHTS

MARCH EDITION 2024 - SPECIAL DESIGNATED AREAS

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LETTING

EDITORIAL

The countless advantages of renting in Malta's Areas of Special Designation

Areas of Special Designation (SDAs) stand out as beacons of luxury living, offering a plethora of benefits tailored to those looking for an effortless transition into Maltese life. As a company proudly offering units in every SDA across Malta's many regions—from the tranquil north to the bustling central and serene southern areas—we're uniquely positioned in finding you the very best rental properties in these exclusive areas. We look at the special reasons why rental properties in SDAs are so popular with our discerning local and international clients:

Benefits, luxury, amenities

SDAs in Malta offer luxurious, convenient living with modern amenities like private pools, fitness centers, and concierge services. Whether it's the apartments at Tigné Point or the villas in Madliena Village, residents enjoy an unparalleled lifestyle.

Safety

Safety is crucial, especially for expatriates. Malta's SDAs offer round-the-clock security, gated entrances, and well-lit common areas, providing peace of mind and a sense of home for residents.

You're part of an instant community

Renting within an SDA offers an instant sense of community, attracting expatriates with a ready network of internationals and locals. Social events and shared amenities foster connections, making life in a new country more welcoming.

The convenience of a car-free lifestyle

SDAs' strategic locations often make owning a car optional or unnecessary. They're typically within walking distance of shops, restaurants, and leisure facilities. For expatriates, this offers a chance to embrace a car-free lifestyle, reducing stress and supporting environmental conservation.

Easy living

These communities prioritise enjoyment over hassle, from property management to nearby amenities. Expatriates can fully immerse themselves in life without the typical relocation burdens.

As Malta's leading real estate company, we offer a wide range of rental properties in SDAs, ensuring your perfect start in Malta. Dream it, and we'll have it for rent in a SDA development!



Philippa Tabone

Letting Division Manager

📞 +356 7962 1984 | ptabone@franksalt.com.mt





APARTMENT IN TIGNE POINT

Ref 660822

This bright 3-bedroom apartment in Tigne Point offers a seamless blend of comfort and convenience. Boasting a combined kitchen, living, and dining area, along with a guest toilet, main bathroom and an en-suite shower, it caters to modern living needs. Enjoy breathtaking sea views from the front terrace. Additionally, the property includes a car space and optional access to a communal pool. Situated within walking distance to the promenade, restaurants, shops and malls, it promises a vibrant lifestyle. Equipped with amenities such as TV, air-conditioning, dishwasher, microwave, dryer and washing machine, this residence ensures a hassle-free experience.



€3,700 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

Emma Camilleri | Sliema Letting Branch

+356 7906 8755 | ecamilleri@franksalt.com.mt



APARTMENT IN TIGNE POINT

Ref 037257

A luxurious triplex apartment in Tigne Point, boasting a private swimming pool and stunning views of Valletta bastions and Marsamxetto Harbour. With ample natural light, it features three floors of well-appointed living space. The lower level includes a fully equipped kitchen, dining area and front terrace with sea views. The middle floor offers a spacious living area and library, while the top floor comprises three double bedrooms, two with en-suite facilities, terraces and additional rooms. Extras include air-conditioning, laundry appliances and access to communal amenities. Optional interconnecting garage is available.



3 Bedrooms



3 Bathrooms

€9,000 monthly



RECOMMENDED BY
Andrew Tabone | Spinola Branch



+356 9993 1216 | atabone@franksalt.com.mt



PENTHOUSE IN TIGNE POINT

Ref 026360

Fully-detached 440m2 penthouse, with frontage, in the prestigious Tigne Point Complex, boasting the most impressive unobstructed views of the Valletta fortifications, Manoel Island and Sliema Creek from its huge front terraces. Additionally, there is a private pool and deck area. This property is bathed in natural light, with some rooms featuring double-height ceilings. The accommodation comprises an entrance hall, kitchen/living room, sitting room, dining room, guest toilet, laundry room, three double bedrooms and two bathrooms. Also included are preparations for intelligent lighting, underfloor heating in bathrooms, and a two-car garage.



3 Bedrooms



2 Bathrooms

€12,000 monthly



APARTMENT IN PORTOMASO

Ref 653843

A designer-finished, fully furnished duplex apartment, situated on the 9th and 10th floors in the newly constructed Block 31 in Portomaso. The apartment is served by a lift and offers excellent sea and country views. The spacious layout encompasses an open-plan sitting and dining room, seamlessly connected to a well-appointed kitchen, creating an ideal space for both relaxation and entertaining. Two generously-sized double bedrooms, each boasting its own en suite bathroom, ensure comfort and privacy for residents. Enjoy outdoor living on the two expansive terraces, perfect for soaking in the Mediterranean sun or enjoying alfresco dining. A car space is also included.



€2,400 monthly



2 Bedrooms



2 Bathrooms



RECOMMENDED BY

Philippa Tabone | Sliema Letting Branch

+356 7962 1984 | ptabone@franksalt.com.mt



APARTMENT IN TA' MONITA

Ref 216500

A unique opportunity presents itself to purchase this well-presented, pristine, bright and airy, spacious 5th-floor apartment that forms part of a prestigious residential block with a beautiful common garden, pool, gym, supermarket and underlying/interconnecting garages situated in this highly sought-after special designated area (SDA) in the south. The layout of this welcoming home comprises a spacious lounge, kitchen and dining area leading out onto a good-sized front terrace with sea views, three decent-sized bedrooms (main with an en-suite shower), a family bathroom and a back balcony. The property is being sold freehold and with a one-car garage.



3 Bedrooms



2 Bathrooms

€1,680 monthly



RECOMMENDED BY
Silvana Agius Degabriele | Marsascala Branch
 ☎ +356 9999 8605 | sagiusdegabriele@franksalt.com.mt



GETTING THE MOST OUT OF YOUR RENTAL

Renting a property comes with its set of limitations for the tenant, especially when it comes to making changes to the space. However, there are numerous ways to personalise and maximise your rental, turning it into a comfortable and stylish home. Here are some easy tips on how to get the most out of your rented property, no matter whether it is an apartment, a penthouse, a villa, farmhouse, house of character or a maisonette!

Invest in multi-functional furniture

Space is often at a premium in especially rental apartments and many rental properties already come with most, if not all of the furniture already in place. If you have space left to purchase and place your own, opt for furniture that serves multiple purposes, such as a sofa bed for guests, a coffee table with smart hidden storage space, or an extendable dining table that can double as a workspace. This approach not only saves space but also makes your home more versatile.

Use removable decor

Personalise your space without risking your deposit by using removable wall decals, wall mountings and hooks. Another option is to use stands or free-standing easels to display art. These can add character and warmth to



your rental property and are easy to take down when it's time to move out. Always ensure that you get permission in writing for any nails you want to hammer in!

Maximise storage

Make the most of your rented accommodation by utilising clever storage solutions. Use vertical space with tall shelving units, over-door organisers, stackable boxes and nests of tables. Under-bed storage boxes can hide away out-of-season clothing or extra bedding, keeping your living areas clutter-free and thereby give you more space.

Embrace natural light

A well-lit property always feels more spacious and welcoming. Maximise natural light by keeping windows clear of obstructions and choosing light, airy curtains or blinds. Mirrors can also help by reflecting light around the room, making spaces feel larger and brighter.

Add plants

Bringing greenery into your home can transform any space, adding colour and improving air quality. Even if you don't have a green thumb, there are plenty of low-maintenance options that can thrive indoors with



minimal care. Speak to your local plant nursery if you have any doubts on what to buy or simply need some advice on indoor plants that will do well with the minimum of fuss.

Engage with your community

Finally, getting the most out of your rental isn't just about the physical space; it's also about engaging with the surrounding community. Talk to and get to know your

neighbours, participate in local events and explore the neighbourhood. Feeling grounded and connected can make your rental feel more like a home instead of a soulless pit-stop.

By implementing just some of these strategies, you will enjoy your rental property a lot more so that it not only meets your needs but also reflects your personal style and becomes a true haven and sanctuary.



APARTMENT IN FORT CAMBRIDGE

Ref 035667

Fully furnished apartment in one of Malta's newest developments, Fort Cambridge in Sliema. Finished to very high standards, this property consists of a large open-plan, fully equipped kitchen, living and dining area leading out onto a large front terrace with unobstructed sea views. Additionally, it comprises three bedrooms (main with en-suite shower), a bathroom, a guest toilet and a laundry room. Extras include air-conditioning throughout, the use of a communal swimming pool and a car space.

€3,500 monthly



3 Bedrooms



3 Bathrooms



RECOMMENDED BY
Simone Scotto | St Julian's Letting Branch
☎ +356 7997 9973 | sscotto@franksalt.com.mt



APARTMENT IN TIGNE POINT

Ref 752132

A beautifully furnished apartment on the sixth floor, served with a lift, features a bright, large open-plan kitchen, living and dining area that leads onto a good-sized terrace facing the piazza and offering side sea views. The apartment comprises three double bedrooms, with the main bedroom boasting a modern en-suite shower and a walk-in wardrobe. Additionally, there is a main bathroom, a guest toilet, a laundry room and two car spaces. Included amenities are a washing/dryer machine, a dishwasher, a microwave and full air-conditioning throughout the property.



3 Bedrooms



2 Bathrooms

€3,500 monthly



RECOMMENDED BY
Deborah Muscat | Spinola Branch
☎ +356 7997 9983 | dmmuscat@franksalt.com.mt





APARTMENT IN PORTOMASO

Ref 045280

Exquisitely finished and fully furnished, this sixth-floor apartment is situated within a sophisticated block at Portomaso in St Julian's. The property boasts two generously-sized double bedrooms, with the main bedroom featuring an en-suite shower. Additionally, there is a spare separate shower room for added convenience. The focal point of the apartment is the spacious open-plan kitchen, living and dining area, offering ample space for relaxation and entertainment. Two balconies enhance the living experience, providing refreshing outdoor spaces to enjoy the Mediterranean breeze.

€2,400 monthly



2 Bedrooms



2 Bathrooms



RECOMMENDED BY

Neil Gatt Coleiro | St Julian's Letting Branch

☎ +356 9931 3280 | ngattcoleiro@franksalt.com.mt



APARTMENT IN FORT CHAMBRAY

Ref 111470

A modernly furnished, ground floor maisonette, situated on the outskirts of Mgarr in a new development. The accommodation consists of a combined kitchen, dining and living area, 2 bedrooms and a main shower. This property has its own private terrace, the largest private garden in Fort Chambray of around 150m², and also enjoys a partial seaview. Complementing this property is the use of the huge communal pool. Items included are air-conditioning throughout and a washing machine. Viewing is a must!



2 Bedrooms



1 Bathrooms

€1,200 monthly



RECOMMENDED BY
Ritienne Cauchi | Gozo Fortunato Branch
☎ +356 7997 9993 | ricauchi@franksalt.com.mt



APARTMENT IN PORTOMASO

Ref 038363

A superbly finished and furnished apartment in the most prestigious development in St Julian's – the Laguna, Portomaso. The property comprises an open-plan kitchen, living and dining area leading onto a very well-sized terrace overlooking the marina, three bedrooms with three en-suites, and one separate bathroom. The apartment has a great layout and a lovely flow, plenty of closet space, air-conditioning throughout and appliances such as an induction hob, electric oven, microwave, dishwasher, washing machine and tumble dryer. One car space is included with this amazing property.

€5,800 monthly



3 Bedrooms



4 Bathrooms



RECOMMENDED BY
Rodienne Bartolo Delmar | Fgura Branch
☎ +356 7997 9935 | rbartolo@franksalt.com.mt

TIPS ON FINDING THE RIGHT APARTMENT QUICKLY

Finding the perfect apartment that ticks all the boxes – from the right location to the perfect size and at the right price – can often feel like looking for a needle in a haystack. However, with a strategic approach and clear priorities, the process can become more manageable and even enjoyable. Here are a few steps to guide you through finding the right apartment quicker and easier.

Define your must-haves and nice-to-haves

Before diving into all the thousands of rental listings, take a moment to pen down what you absolutely need in your new home versus features you'd like but can live without. Essentials might include the number of bedrooms, proximity to public transport, or a maximum budget, while nice-to-haves could be a balcony, en-suite bathroom, or an on-site gym. Having a clear vision of the property that you want, will help streamline your search.

Research neighbourhoods

Picking the right neighbourhood can make a big difference in improving your living experience. Look for areas that align with your lifestyle – whether that's a quiet suburb close to parks, a vibrant district with cafes and shops, or a place with easy access to your workplace or university. Consider safety, local amenities and public transport options.

Visit multiple properties with your agent

Photos and descriptions online can be deceiving. If possible, arrange to view several apartments in person with your rental agent. This will give you a better sense of



the space, light and general feel of the place. It's also an opportunity to inspect for any potential issues, such as damp, poor heating, or noise problems.

Understand the total cost

Beyond the monthly rent, consider other financial commitments involved in renting the property. These might include utility bills and broadband access for starters. Ask the landlord or agent to provide a detailed breakdown of all expected costs so you can ensure your future home is within your budget.

Read the lease carefully

Before signing anything, thoroughly read the lease agreement and make sure you understand all the terms and conditions. Pay close attention to clauses regarding the deposit, notice periods and restrictions (if any). If anything is unclear, don't hesitate to ask for clarification from your rental agent.

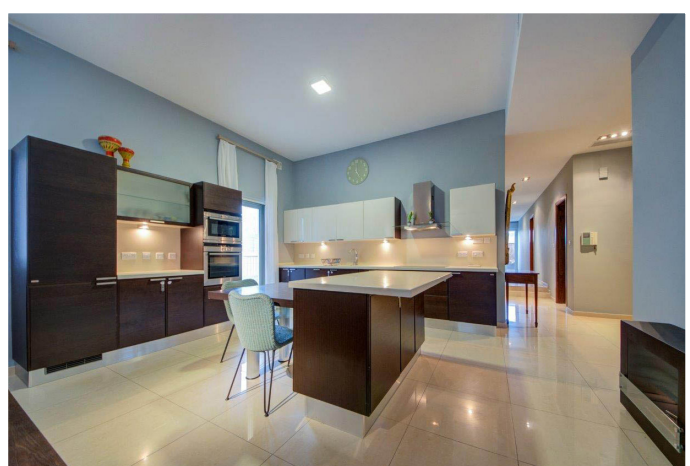
By following these steps, you'll be better positioned to find an apartment that not only meets your needs but also feels like home. This will ensure a good start to an enjoyable tenancy and don't forget that you will need to act fast in order to secure a property, especially if it is in a sought-after location, as competition can be fierce.



APARTMENT IN TIGNE POINT

Ref 660730

Luxurious 3-Bedroom apartment in Tigne Point, Sliema. This fully furnished residence offers elegance and comfort in a prestigious neighborhood. Enjoy a spacious main bedroom with a walk-in wardrobe and en-suite shower, along with two versatile additional bedrooms. Relax on the large back terrace or savour distant sea views from the front balcony. Convenience is ensured with designated parking, a laundry room, and ample storage space. Experience luxury living in a prime location, surrounded by shops, restaurants, and amenities within walking distance. Don't miss the chance to make this stunning apartment your new home.



€3,900 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

Ethan Lethridge | Spinola Branch

☎ +356 9978 1338 | elethridge@franksalt.com.mt



APARTMENT IN MERCURY TOWER

Ref 455639

This exquisite seventh-floor apartment, located within the prestigious residential complex of Mercury Towers in St. Julian's, boasts luxurious furnishings and meticulous attention to detail. Featuring an open kitchen, living and dining area that seamlessly flows onto a spacious front terrace, it offers an ideal space for relaxation and entertainment. Additionally, the apartment includes a generously-sized double bedroom and a well-appointed bathroom, providing comfort and convenience for discerning residents. Enjoying panoramic views and unparalleled amenities, this residence epitomises contemporary elegance and sophisticated living.

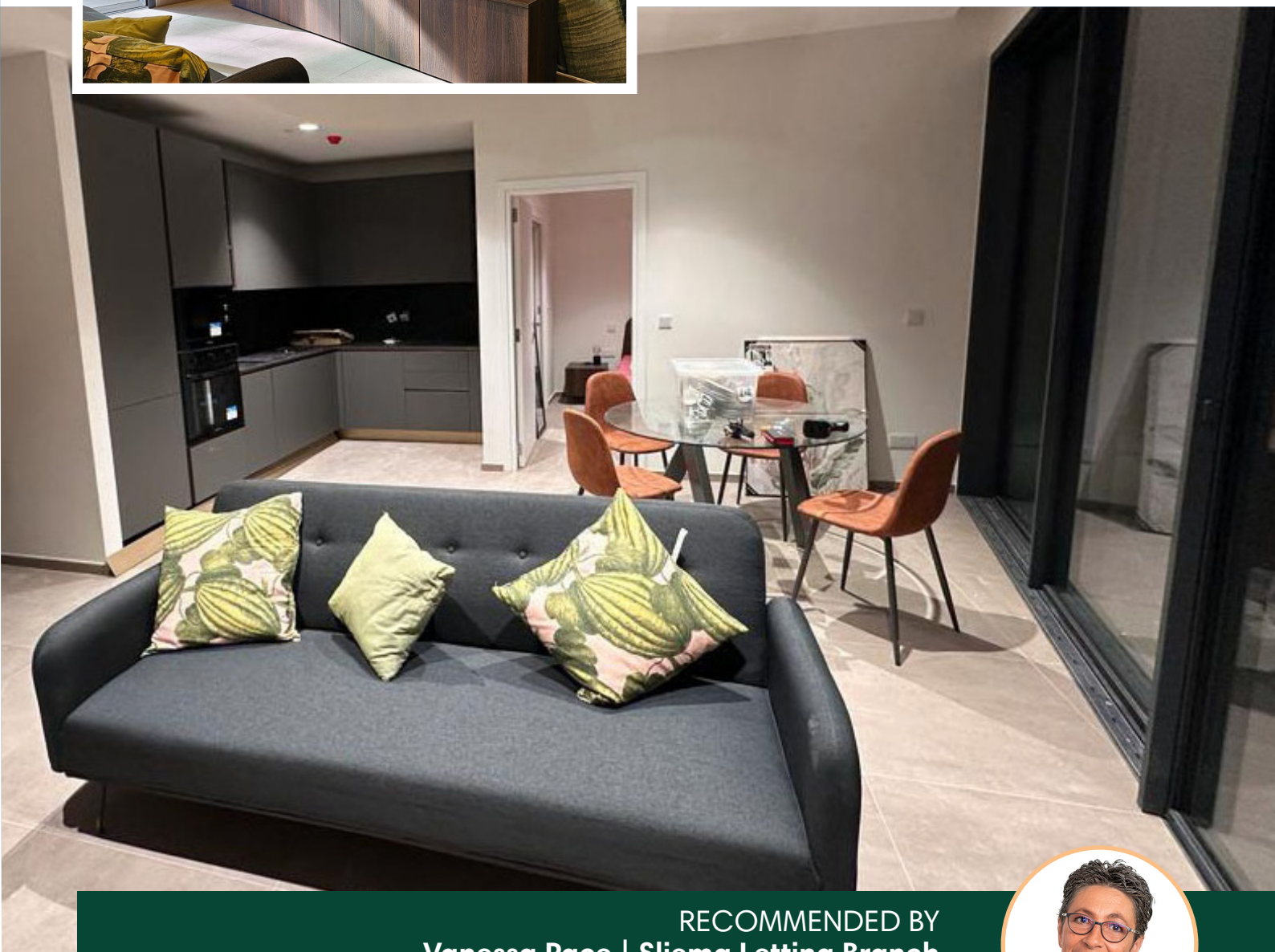


1 Bedrooms



1 Bathrooms

€2,800 monthly



RECOMMENDED BY
Vanessa Pace | Sliema Letting Branch
☎ +356 9976 1145 | vpace@franksalt.com.mt



APARTMENT IN PORTOMASO

Ref 045336

This well-appointed apartment boasts ample natural light and modern amenities, ensuring a comfortable and convenient living experience. With its prime location within the prestigious Portomaso complex, residents can enjoy access to a range of amenities, including shops, restaurants and leisure facilities, all within easy reach. Don't miss the opportunity to call this vibrant community home in one of Malta's most desirable locations.

€1,600 monthly



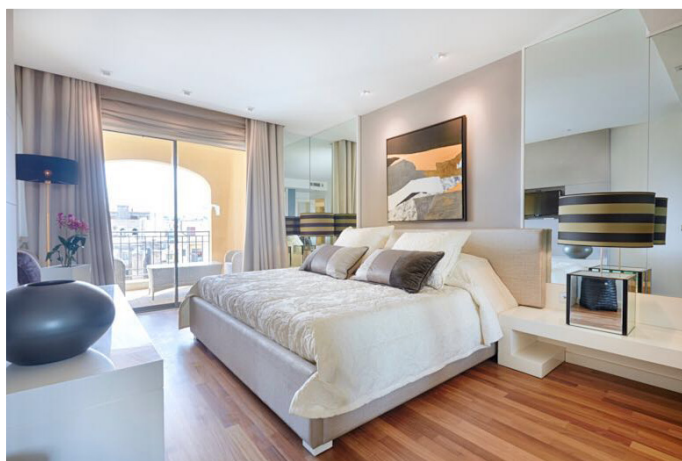
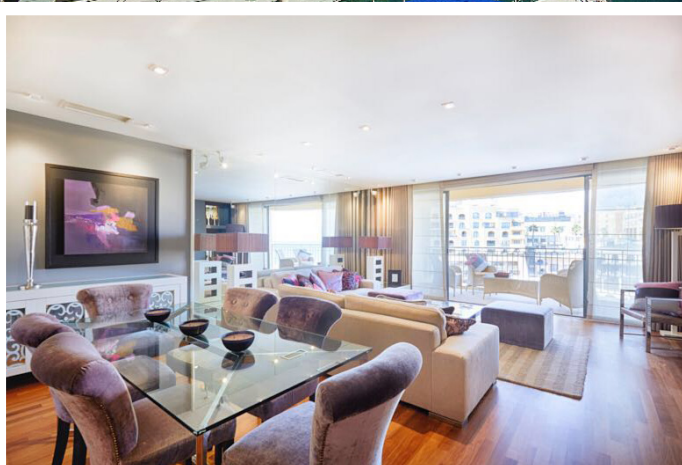
2 Bedrooms



2 Bathrooms



RECOMMENDED BY
Michael Wismayer | St Julian's Letting Branch
☎ +356 7997 9954 | mwismayer@franksalt.com.mt



APARTMENT IN PORTOMASO

Ref 034641

This state-of-the-art, designer-finished apartment with high-quality furnishings and furniture offers a luxurious living experience, boasting lovely marina sea views. The spacious layout comprises an open-plan lounge and dining area, a fully fitted kitchen, a welcoming hall, three bedrooms, a main bathroom and a front terrace perfect for enjoying the scenery. Further enhancing this property is the inclusion of a car space and optional access to the pool, ensuring both convenience and relaxation. With its exceptional features and prime location, this ready-to-move-into residence represents an outstanding opportunity for discerning buyers seeking elegance and comfort.



3 Bedrooms



2 Bathrooms

€4,500 monthly



RECOMMENDED BY
Kyra Frendo | Spinola Branch

+356 7997 9937 | kyfrendo@franksalt.com.mt





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LET'S BE FRANK

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rental experts.

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