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LETTING



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PROPERTY HIGHLIGHTS

JULY EDITION 2024 - AGENT TOP PICKS



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EDITORIAL

Why Some Rental Properties Stand Out Above the Rest

Malta offers diverse rental properties, but not all are equal. Key features make some apartments more appealing and quicker to rent. This guide highlights what makes a top rental contender.

A desirable home feature is a great view through large windows or balconies. Natural light from large windows or floor-to-ceiling glass doors creates a bright, airy environment, promoting well-being and reducing the need for artificial lighting, which lowers energy costs.

Properties that are located close to essential amenities such as supermarkets, pharmacies and public transport links that have a selection of cafes, restaurants and shops within walking distance, are particularly popular and a significant consideration for families when renting.

Malta's beaches, diving spots, historic sites, and nightlife make properties nearby highly desirable. These homes offer easy access to leisure activities without long commutes. Properties near promenades or the sea are particularly appealing for outdoor activities like jogging, cycling, or strolling.

Interior features and finishes greatly impact desirability. Modern kitchens, spacious bathrooms, marble countertops, hardwood floors, and contemporary fixtures are highly sought-after. Built-in appliances, air-conditioning, and smart home technology add comfort and convenience, attracting prospective tenants.

Homes or apartments in buildings with 24/7 security, CCTV surveillance and secure entry systems offer peace of mind to residents as feeling secure in one's home is paramount. Additionally, properties with private entrances or those situated in quieter, monitored neighbourhoods can also provide a higher level of privacy.

The condition of communal areas like lobbies, gardens, and swimming pools greatly influences a property's appeal. Well-maintained, attractive spaces reflect high standards and enhance living environments. Buildings with extra amenities such as gyms, rooftop terraces, or concierge services stand out.

Another important factor is good property management, which can significantly improve the renting experience. Properties managed by responsive and professional teams ensure that any issues are swiftly addressed and maintenance is promptly carried out. This level of service makes day-to-day living much more enjoyable and hassle-free.

Lastly, do not forget the importance of parking: having access to a dedicated parking space or a secure garage is a major advantage. Properties offering this are often more appealing as it adds an extra layer of convenience.

As we can see, certain features can quickly elevate a property to 'top-pick' status. If your property has these, you're on to a winner! For the perfect property with the right features, check out this edition of TOP PICKS in our Letting Magazine!



Philippa

Philippa Tabone

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BUNGALOW IN MELLIEHA

Ref 011495

Enjoy panoramic sea and country views from this newly refurbished, fully air-conditioned detached bungalow, which features a private pool and a large patio ideal for BBQs and entertaining. The property comprises a combined kitchen, dining, and living area, three bedrooms, a bathroom en-suite, and a shower room. It includes a live fire stove, double glazing, fridge-freezer, dishwasher, washing machine, and microwave oven. Surrounded by gardens and expansive terraces, the bungalow also boasts a self-chlorinating pool. A weekly maintenance man provides gardening and pool/interior cleaning, included in the price.



€3,800 monthly



3 Bedroom



2 Bathroom



RECOMMENDED BY

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APARTMENT IN TIGNE POINT

Ref 454207

Beautiful 3-bedroom, bright and spacious high-floor corner apartment is being offered fully furnished and includes an interconnecting one-car space. The creatively laid-out interior is almost 220m², while the external wrap-around balcony measures an impressive 52m². This gorgeous apartment is located in one of Malta's most prestigious developments and is close to all shops, restaurants, and amenities that this highly sought-after area has to offer. Further accommodation comprises an open-plan kitchen, living and dining area, bathroom, and an en-suite shower with the main bedroom. Wonderful open sea views, top-quality finishes, and a top-class location.



3 Bedroom



2 Bathroom

€8,000 monthly



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VILLA IN SAN GWANN

Ref 660182

Double-fronted, corner fully detached villa built on a plot measuring approximately 325m², situated in a tranquil residential area bordering Mensija and Monterosa Gardens. The layout comprises a welcoming entrance hall that leads to an open-plan kitchen, living, and dining area that opens up onto the garden and is ideal for entertaining, a formal combined sitting room and dining room, a guest toilet, and a pantry. At the first-floor level, the accommodation comprises four double bedrooms, the master with an en-suite shower room, and a guest bathroom. This is further complemented by a washroom at roof level, a two-car drive-in, a large garage, and a mature garden all around.

€4,500 monthly



4 Bedroom



2 Bathroom



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APARTMENT IN ST PAUL'S BAY

Ref 709865

Bright and airy seafront apartment set close to all amenities. This stunning property features an open-plan kitchen, living, and dining area, a spacious main bedroom, two additional spare bedrooms, a bathroom, a separate shower room, a convenient washroom, as well as a side balcony and a generously sized front balcony offering magnificent views of St Paul's Islands and beyond. It is being offered fully furnished to high standards, ensuring comfort and style, and includes the convenience of a lift for easy access.

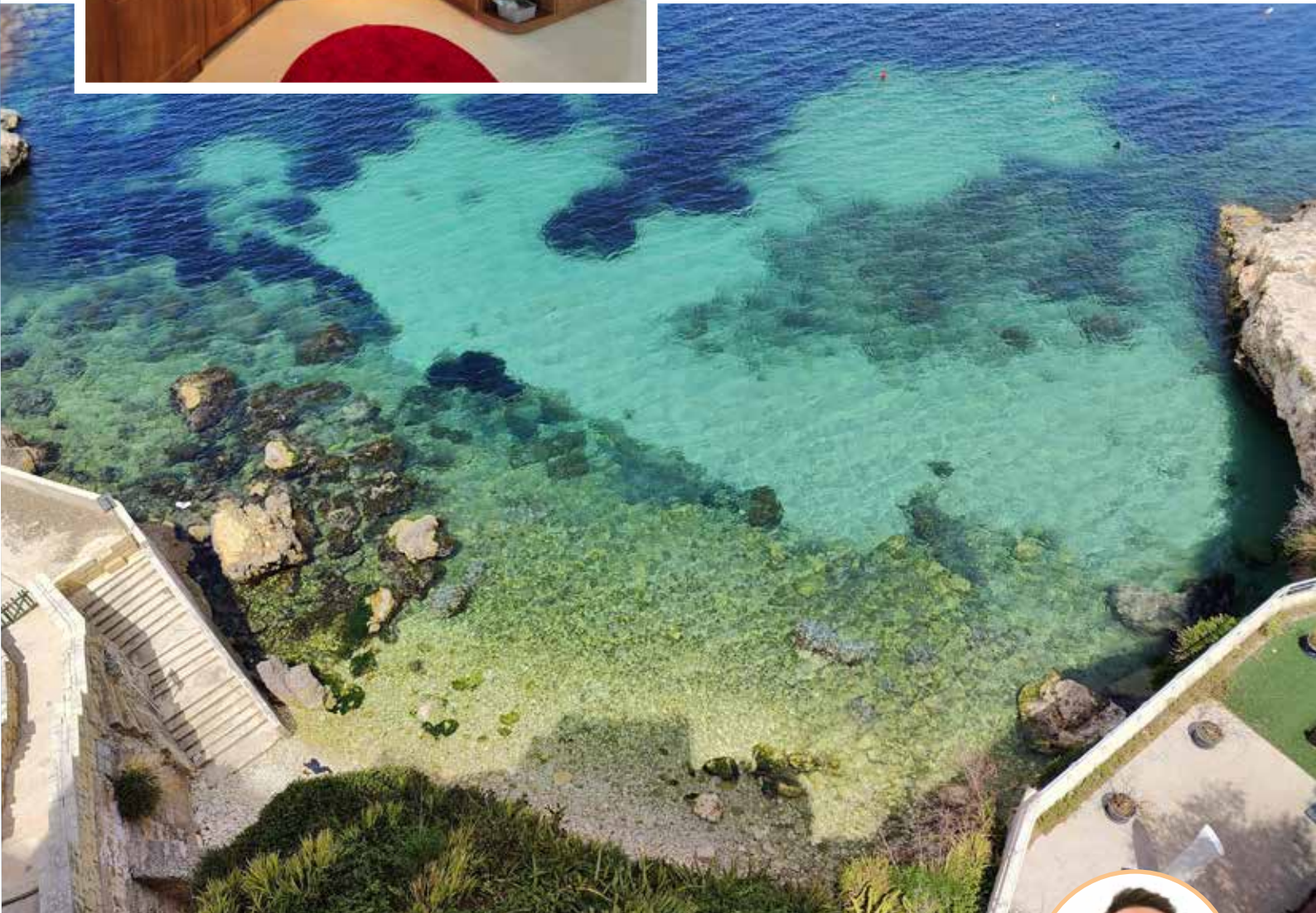


3 Bedroom



2 Bathroom

€1,600 monthly



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MAKING A FURNISHED RENTAL PROPERTY TRULY YOUR HOME!



Improving the appearance of a furnished rental property and transforming it into a cosy, personalised home can be a delightful and fulfilling endeavour. Whether you are a new tenant or someone looking to refresh your current living space, a few thoughtful adjustments can significantly enhance both the aesthetic and comfort of your rental. Here are some effective strategies to achieve this transformation.

Introduce Your Personal Style with Some Choice Accessories

One of the simplest ways to personalise a furnished rental is through accessories. Soft furnishings like cushions, throws and rugs can add warmth and reflect your personal style. Choose colours and patterns that complement the existing furniture while infusing your taste. Curtains and blinds are also key elements. If your landlord allows, replace standard window treatments such as curtains or blinds with ones that suit your style, or add an additional layer for a more luxurious feel.

Artwork and Wall Decor

Blank walls can make a furnished rental feel impersonal and unfinished. Hanging artwork or photographs can immediately make a space feel more homely. Opt for

removable picture hooks or adhesive strips to avoid damaging the walls! Consider a mix of framed art, canvases and personal photos. Wall decals or tapestries are also great alternatives for adding character without permanence.

Lighting Enhancements

Lighting plays a crucial role in setting the ambience of a home. Replace harsh, cold light bulbs with warm-toned ones to create a cosy atmosphere. Incorporate various lighting sources, such as floor lamps, table lamps and fairy lights to add depth and warmth. If the overhead lighting is unappealing, use lamps to create a layered lighting effect that's both functional and inviting.

Greenery and Natural Elements

Plants will not only bring life and vibrancy to any rental property but also improve the air quality. Whether it's a few potted plants, a large indoor tree, or a collection of succulents, greenery can enhance the aesthetics. If you're not keen on maintaining real plants, high-quality artificial ones can be a great alternative. Additionally, incorporating natural elements like wooden accessories, stone coasters or woven baskets can add a touch of nature to your interior.



Functional and Stylish Storage Solutions

Furnished rentals often come with limited storage options. Adding functional storage solutions can help keep your space organised and clutter-free while also enhancing its appearance. Consider stylish shelving units, decorative boxes and baskets. Utilising under-bed storage or multi-functional furniture like ottomans with hidden compartments can also be beneficial.

Personal Touches and Memorabilia

Incorporating personal items can make a significant difference in transforming a rental into a home. Displaying items that have sentimental value, such as travel souvenirs, books, or heirlooms, can make the space feel uniquely yours. Arrange these items on shelves, coffee tables or within display cabinets to keep them safe while adding a personal touch.

Upgrade Soft Furnishings and Linens

Upgrading linens and soft furnishings can greatly improve comfort and style, making the space feel like home. Invest in high-quality bed linens, plush towels, and comfortable throws. These enhancements not only improve appearance but also provide everyday luxury and comfort.

Customise with Temporary Solutions

For significant changes, use temporary solutions like peel-and-stick wallpaper, tiles, or decals to add color without damage. Temporary floor coverings, like area rugs or carpet tiles, protect floors and add style. Small changes, such as swapping cabinet knobs or door handles, personalize the space and are easily reversible. Always get your landlord's written permission for any changes.

Aroma and Scent

Scent is a powerful element in creating a homely environment. Use candles, essential oil diffusers or air fresheners to introduce your favourite fragrances. Scents like lavender, vanilla or citrus can make your space feel more inviting and cosy. It will also place a personal stamp on your living spaces.

Regular Maintenance and Cleaning

A well-maintained, organised and clean home always looks more appealing. Regularly dust, vacuum and clean your space to keep it fresh and welcoming. Paying attention to small details, like keeping windows clean and ensuring appliances are in good working order, can make a big difference in the overall appearance of your home.

APARTMENT IN MELLIEHA

Ref 511952

Discover a luxury 3-bedroom corner apartment situated in a tranquil and quiet location. The master bedroom boasts an ensuite and two spacious walk-in wardrobes. Enjoy two additional elegant bathrooms, a charming Maltese balcony, and a box room. The spacious open-plan kitchen, living, and dining area are perfect for entertaining. Additionally, the property includes a convenient washroom on the roof and use of the roof with stunning views of Mellieha church. This is a must-see property!



€2,600 monthly



3 Bedrooms



2 Bathrooms



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MAISONETTE IN ZEBBUG

Ref 455962

This stunning and highly finished maisonette offers the perfect blend of luxury, comfort, and style. The fully equipped kitchen features premium appliances, including a wine chiller and dishwasher, seamlessly connecting to a spacious dining and living area – ideal for hosting and everyday living. The maisonette comprises three bedrooms – the master bedroom boasts a walk-in wardrobe and a private en-suite shower, and there is a separate elegantly designed main bathroom for your comfort. A large backyard is perfect for relaxing or entertaining guests.



3 Bedroom



2 Bathroom

€1,750 monthly



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MAISONETTE IN SWIEQI

Ref 660975

This beautifully converted elevated ground floor maisonette, located in the quiet suburbs of Swieqi, has been finished to a high standard throughout. It offers a large living area with an LCD TV, a separate dining area, and a spacious kitchen. There are two bedrooms, with the main bedroom featuring an ensuite bathroom, as well as a guest bathroom and a large study. This delightful property is perfect for a family or working professionals, with ample space for working from home. The study can be converted into a third bedroom if needed. Close to all amenities and just moments from St. Julian's and Sliema, this property is not to be missed!

€1,800 monthly



2 Bedroom



2 Bathroom



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TERRACED HOUSE IN XEWKIJA

Ref 116876

This highly furnished terraced house is located in the lovely village of Xewkija. The accommodation comprises a fully equipped kitchen, a spacious living and dining area leading to the pool area where you can relax, and six bedrooms, each with its own en-suite shower or bath. Additionally, there is a main toilet and a box room for added convenience. Complementing this property is a 1-car garage with storage space, and the entire property is fully air-conditioned, ensuring comfort year-round. This opportunity should not be missed!

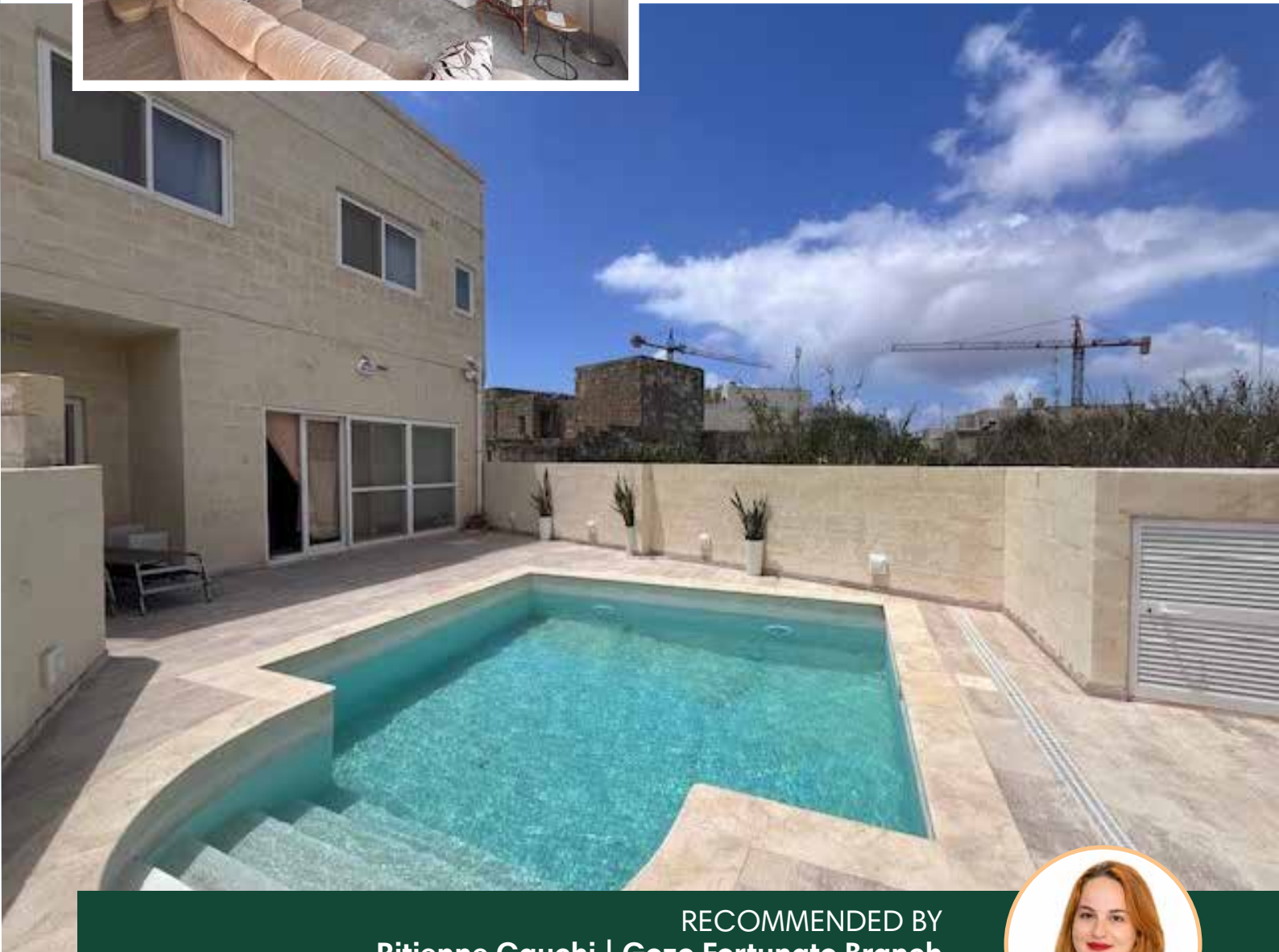


6 Bedroom



5 Bathroom

€2,500 monthly



RECOMMENDED BY
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FAMILY-FRIENDLY SUMMER RENTALS IN MALTA



Malta and its sister island, Gozo, are fantastic destinations for family-friendly summer holidays. These islands boast a variety of rental properties designed to cater to diverse needs and preferences, ensuring a memorable experience for families of all sizes. Whether you desire a serene retreat with a private pool, a spacious beachfront apartment, or a charming farmhouse in the countryside, Malta and Gozo offer it all.

Villas with Private Pools

For families seeking privacy and ample space, rentals with private pools are an excellent choice. Imagine staying in a tranquil villa in Malta, offering stunning Mediterranean views, a large swimming pool, and plenty of outdoor space for children to play. These properties often come with multiple bedrooms, fully-equipped kitchens, and spacious living areas, making them ideal for families. Gozo, known for its rustic charm, also offers luxurious farmhouses featuring private pools and beautiful gardens. These traditional Gozitan farmhouses provide an authentic experience with modern comforts, making them perfect for family getaways. Nearby attractions like the Azure Window and Ramla Bay offer exciting exploration opportunities for the entire family.

Beachfront Apartments

Staying close to the beach is a top priority for many families, and Malta offers numerous beachfront rentals that combine convenience with comfort. Modern apartments in Sliema and St. Julian's are perfect for families who want to be in the heart of the action. These properties typically feature three or more bedrooms, well-equipped kitchens, and balconies offering spectacular sea views. Proximity to promenades, family-friendly restaurants, and cafes makes these rentals particularly appealing. Beachfront apartments also provide easy access to sandy shores, where families can spend their days swimming, building sandcastles, and enjoying the sun.

Countryside Farmhouses

For a more laid-back and authentic Maltese experience, consider renting a farmhouse in the countryside. These properties offer peace and serenity, allowing families to unwind and reconnect with nature. Charming farmhouses in villages like XXX in Malta or Gozo offer traditional stone architecture, private pools, and large outdoor areas perfect for family activities. The surrounding nature provides excellent opportunities for hiking, picnicking, and exploring local attractions such as the Ġgantija Temples and Xerri's Grotto.



Tips for Renting in Malta

Booking early is essential as Malta is a popular destination, especially during the summer months. To secure the best family-friendly rentals, it's advisable to plan well in advance. Ensure that the rental property has essential amenities such as air conditioning, Wi-Fi, and safety features like pool fences if traveling with young children. Reading reviews from other families can provide valuable insights into the suitability of the rental for children. Additionally, consider the location and choose a rental that offers easy access to family-friendly attractions and activities. Being close to beaches, parks, and restaurants can significantly enhance your holiday experience.

Malta and Gozo promise unforgettable summer holidays with their diverse range of rental properties and family-oriented attractions. Whether you prefer the luxury of a private villa, the convenience of a beachfront apartment, or the charm of a countryside farmhouse, these islands have the perfect accommodation to make your family holiday truly special.

Contact us now to book your ideal family-friendly rental and start planning an extraordinary summer getaway!





APARTMENT IN SLIEMA

Ref 654705

Fully furnished apartment forming part of a smart block situated in a highly sought-after area of Sliema, enjoying plenty of natural light and side sea views. The layout consists of two double bedrooms, with the main bedroom featuring an en-suite shower, a washroom, a main bathroom, and a spacious open-plan kitchen, living, and dining area. Extras include: washing machine, microwave, TV, and air-conditioning throughout. A must-see property!

€2,000 monthly



2 Bedrooms



2 Bathrooms



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APARTMENT IN PENDERGARDENS

Ref 660990

Nestled in the highly desirable Pendergardens, this stunning 3-bedroom apartment offers the perfect blend of luxury and comfort. Two of the spacious bedrooms come with en-suite bathrooms, providing an extra level of privacy and convenience. The property also boasts a good-sized terrace, ideal for enjoying peaceful moments, just off the open-plan living/dining/kitchen area. Located in a sought-after area, this condominium provides a tranquil retreat while still being close to all necessary amenities. Experience the best of both worlds with this elegant and serene living space.



3 Bedroom



3 Bathroom

€2,800 monthly



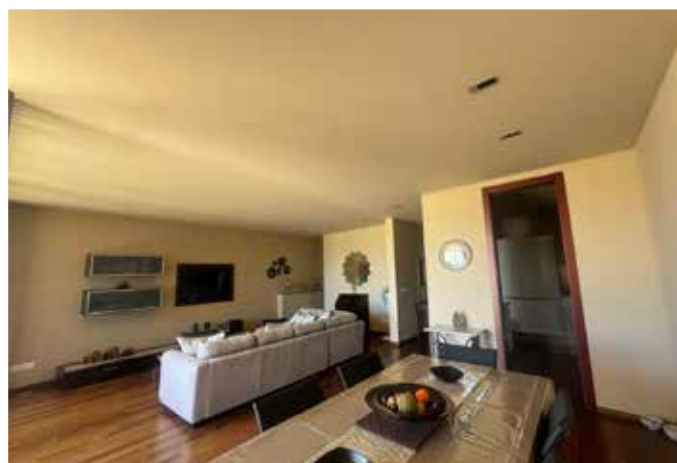
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MAISONETTE IN XAGHRA, GOZO

Ref 116701

A fantastic opportunity awaits to rent a fully furnished ground floor maisonette in the sought-after village of Xaghra. The accommodation comprises 2 bedrooms, one with an en-suite shower, a main shower room, a storage room, a combined kitchen, dining area, and a spacious living area that opens onto a large terrace, offering panoramic views of Marsalforn Valley and Bay. Don't miss out on this exceptional viewing opportunity!



€1,100 monthly



2 Bedrooms



2 Bathrooms



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PENTHOUSE IN MARSASCALA

Ref 455957

Bright and spacious fourth-floor penthouse located in a quiet residential area in Marsascala. The property comprises an open kitchen, living, and dining area leading to a front terrace, ideal for entertaining. There are two bedrooms – the main bedroom with an en-suite bathroom, a main bathroom, and a study area. The property is fully furnished and includes amenities such as a washing machine, dishwasher, microwave oven, and TV.



2 Bedroom



2 Bathroom

€1,500 monthly



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TERRACED HOUSE IN SANTA LUCIJA

Ref 550515

This modernly furnished terraced house is located in a quiet area of Santa Lucija. The property features 3 bedrooms, 2 shower rooms, a kitchen/dining area, and a separate living room. The kitchen/dining area opens onto a spacious backyard with a small garden, perfect for outdoor relaxation. The property is tastefully furnished to high standards, ensuring comfort and style throughout. This home is a must-see for anyone seeking a serene living environment with convenient access to amenities.

€2,300 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY
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HOUSE OF CHARACTER IN ZEBBUG

Ref 045250

Charming, highly finished, and converted House of Character located in the heart of Zebbug. The property is offered fully furnished and equipped, with the ground floor comprising a reception area, guest toilet, living/ dining area, a separate kitchen, and access to the cellar, which has been transformed into a lounge/ cinema room. The first floor hosts the sleeping quarters with two double bedrooms, each featuring en suite bath or shower facilities. Lastly, a split-level terrace is found at the roof, offering distant town views and serving ideally for outdoor entertaining.



2 Bedroom



2 Bathroom

€1,800 monthly



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APARTMENT IN MARSASCALA

Ref 211816

Spacious immaculate fully furnished second-floor apartment consisting of 3 double bedrooms, an ensuite, a combined kitchen/living/dining area with staircases leading to the washroom, and a large terrace enjoying lovely sea and town views. The property is also equipped with a TV unit, washing machine, dryer, two air conditioning units, and comes with an optional one-car lock-up garage. This apartment offers a comfortable and stylish living environment, perfect for families or professionals seeking convenience and tranquility in a desirable location.



€1,000 monthly



3 Bedrooms



2 Bathrooms



RECOMMENDED BY

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PENTHOUSE IN SWIEQI

Ref 454805

Tastefully furnished penthouse forming part of a gated residential complex in Swieqi, a residential area. The property layout comprises an open-plan kitchen, living, and dining area leading out onto a spacious front terrace. There are two double bedrooms – the main bedroom with an en-suite shower, a main bathroom, and a washroom. Residents of the complex also enjoy access to the communal pool and surrounding area. Additionally, a two-car lock-up garage is included.



2 Bedroom



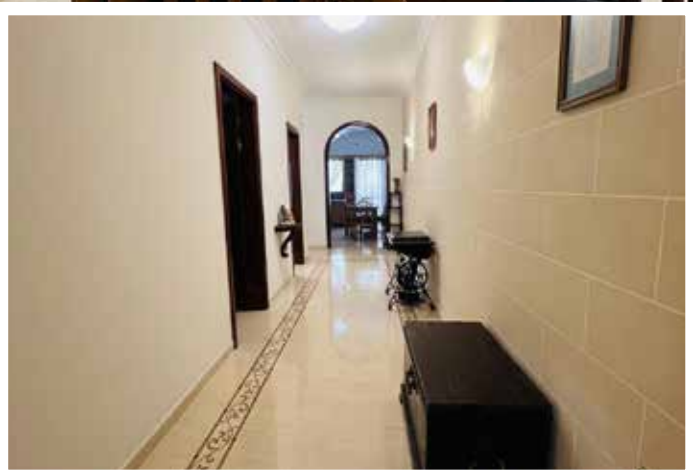
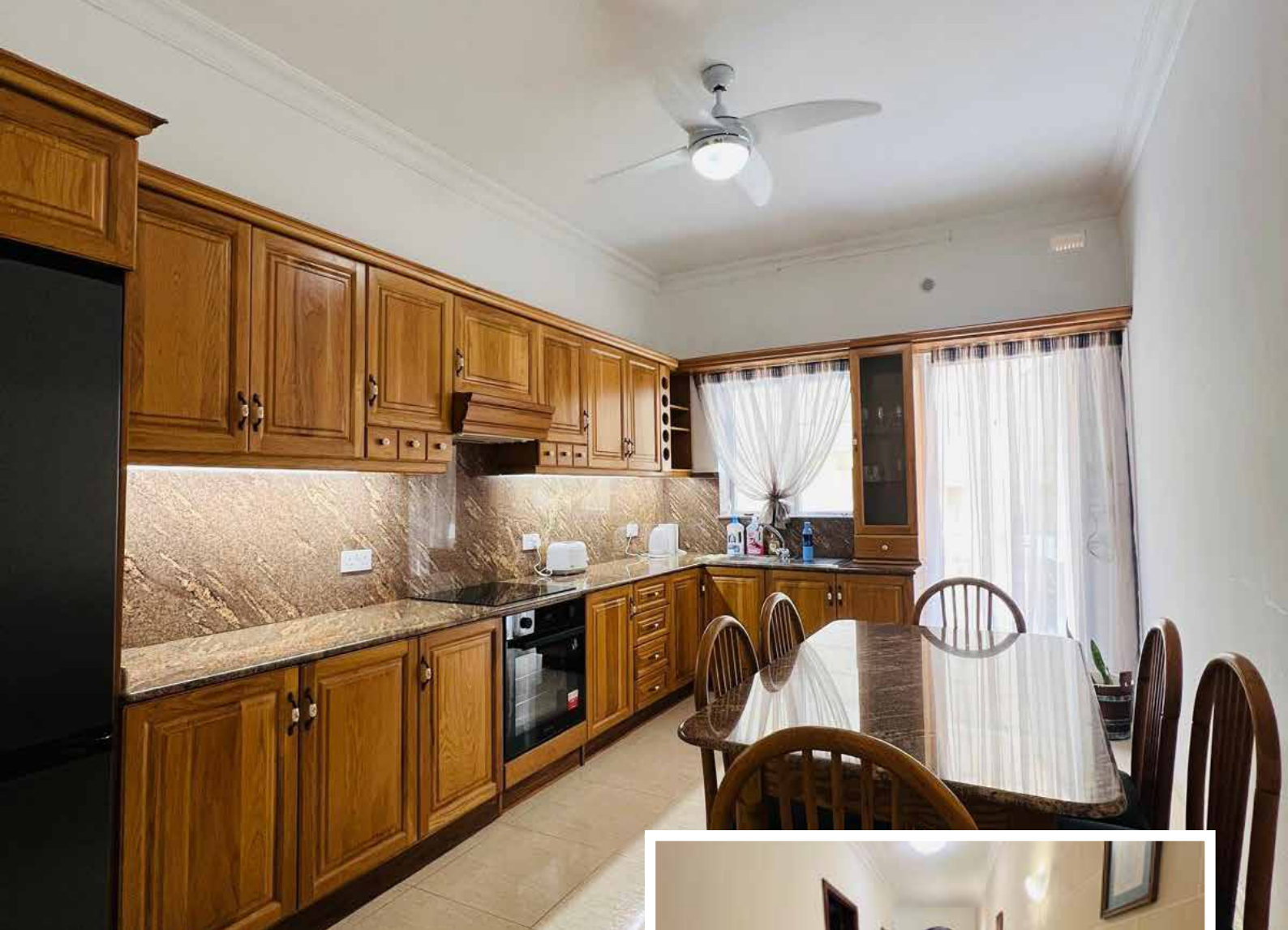
2 Bathroom

€2,200 monthly



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MAISONETTE IN MARSASCALA

Ref 715308

A charming and well-kept maisonette in Marsascala, located just minutes away from the sea. This property is ideal for those seeking a tranquil environment close to numerous amenities and entertainment venues. Upon entering, you are greeted by a comfortable living area equipped with air conditioning and a TV unit. A spacious corridor leads to a main bathroom, a separate guest bathroom, and two large double bedrooms, both also air-conditioned. Additionally, there is a separate kitchen area fully equipped with utensils and appliances, leading to a large outdoor yard, perfect for entertainment purposes.

€1,350 monthly



2 Bedrooms



2 Bathrooms



RECOMMENDED BY

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