



ESTATE AGENTS SINCE 1981



A GUIDE TO  
**RENTING PROPERTY**  
**IN MALTA**

with pullout maps of Malta – Valletta – Sliema – St Julian's

[www.perry.com.mt](http://www.perry.com.mt)



# Malta as a leading lifestyle destination

THE ISLAND OFFERS A PERFECT BLEND BETWEEN SOPHISTICATION, RELAXATION, JOB / BUSINESS OPPORTUNITIES AND FAMILY LIFE.

**T**he rising popularity of sunny Malta among the most discerning of Real Estate enthusiasts and relocating families/businesses can be attributed to a number of factors. It has always been a great destination because of its appealing climate, rich history, spectacular landscapes, together with a wealth of entertainment options and the general warmth of the locals. Renting a home in Malta is also straightforward. On finding the right property and agreeing a price the procedure could not be any simpler – once the property is decided upon a standard lease agreement is drawn up by one of our experienced Real Estate consultants with a few mandatory clauses included and the new tenants are able to move into the property instantaneously. When it comes to renting, localities like the central and coastal Towns of Sliema and St Julians, which together form the social capital of Malta, remain the most sought after because of their convenience and proximity to all amenities. They offer an outstanding quality of life boasting properties ranging from luxury seafront apartments to characteristic Town-

houses. Restaurants, shopping areas, picturesque beaches, parks and numerous outdoor recreational activities are all within walking distance. Many foreigners are also still drawn to our charming and traditional Houses of Character which line the narrow winding streets of our quaint Villages. These offer a tranquil and more traditional way of life. Malta is not just about beaches and tanning, eating good Mediterranean food or sailing and enjoying the crystal clear blue waters. Malta is a country with a rich history and has been inhabited through the years by the Phoenicians, Greeks, Romans, Knights of St John, French and British.

Each has left their mark so that Malta today is characterized by hundreds of traditions and so many cultural sights. Meeting the warm and proud people of Malta can give you insight into the meaningful history and civilization of this intriguing Island. The Island's obvious attractions include UNESCO sites such as the Megalithic temples (some of the oldest free-standing structures in the world, which pre-date even the Egyptian pyramids) and the Hypogeum (the

world's only known underground pre-historic temple). The educational system is first rate with a good selection of private, international and public schools and the Island also boasts the oldest University in the commonwealth outside the United Kingdom. The University enjoys a long established reputation for excellence. The Island could be accurately described as offering a multilingual service as most Islanders speak English and Italian fluently besides the native Maltese language. Malta also has an outstanding healthcare system. You can find both public and private hospitals on the Island. The 'Mater Dei' General Hospital is one of the most modern hospitals in Europe and has fast gained a reputation as a premier health provider and centre of excellence in the provision of effective, efficient and quality care with distinguished physicians, a highly skilled nursing staff, a dedicated workforce and state of the art technology and facilities. Since joining the EU in 2004, all citizens who possess the European Health Insurance card can use the services provided by their government hospitals at no personal cost, including emergency services. If you are looking for a place where all these needs must be met then you simply cannot do better than Malta. The Island offers world class properties in a Mediterranean climate with mild winters and warm summers which are long and golden – a place where you and your family can enjoy the highest living standards.

# Why Malta?

Here are 12 reasons...

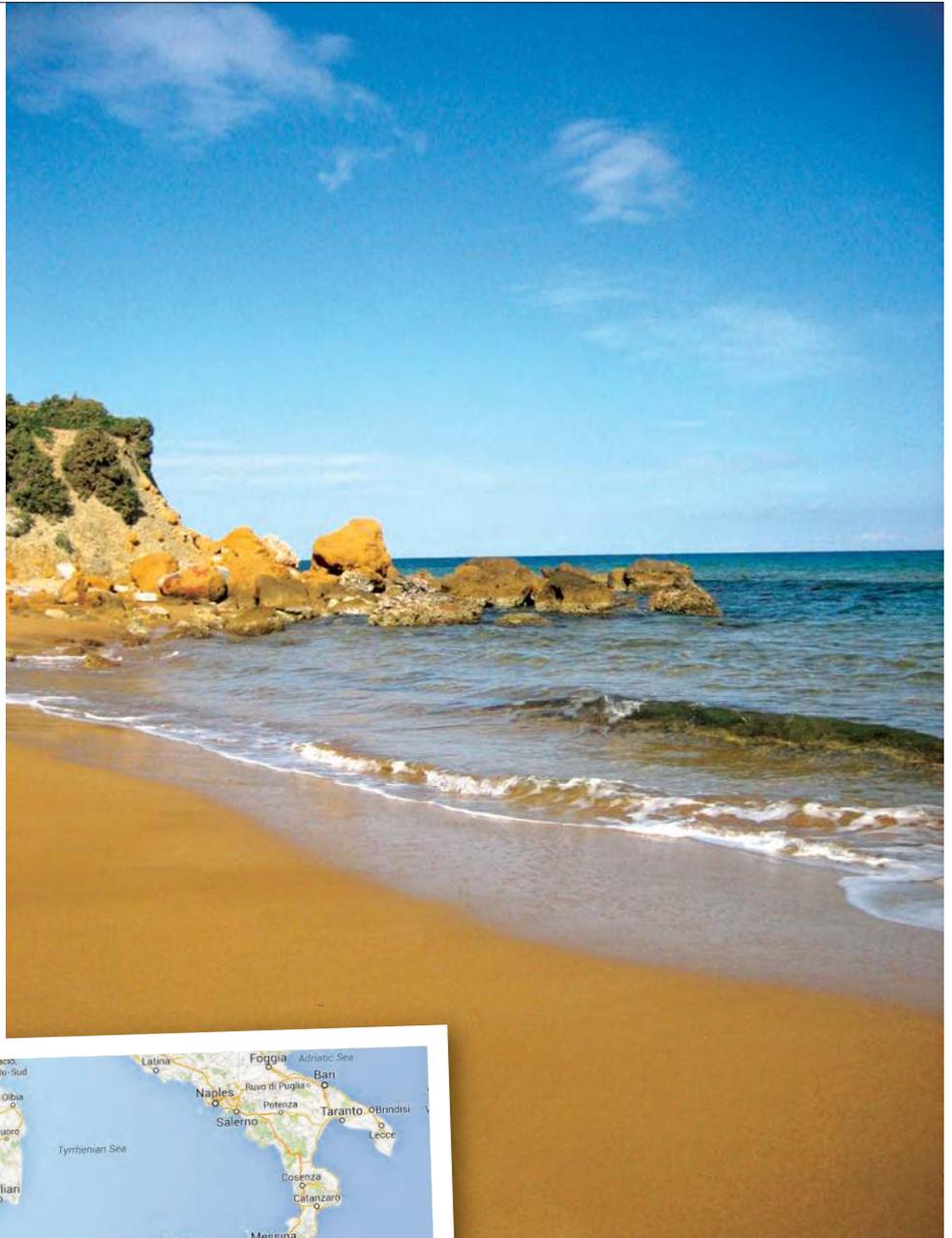
**1 Sun** Malta gets over 3,121 hours of sunshine a year! Hot summers and mild winters result in an average year round temperature of 19 degrees.

**2 Sea** Malta has an average sea temperature of 22 degrees plus (as experts agree) some of the best diving spots in the Mediterranean not to mention the incredible beaches and a healthy leisure yachting culture.

**3 Location** Malta's geographical location in the heart of the Mediterranean Sea makes it the perfect base from which to explore all major cities across Europe, North Africa and neighbouring states. Plus the beautiful Islands of Sicily, Corsica, and Sardinia are just next-door!

**4 Low Crime** Very low levels of crime make Malta one of the safest places in Europe (6th out of 50 countries).

**5 Family** Malta is a fantastic place to raise a family with low crime rates, excellent education and healthcare systems and the vast range of outdoor activities that can be enjoyed throughout the year due to the wonderful climate.



**6 EU Membership** A member of the European Union since 2004, Malta is an independent republic enjoying political stability.

**7 Language** English is one of the two official languages of the Islands and is spoken fluently by everyone.

**8 Healthcare** The Island boasts a high standard of hospital and medical services, both private and public.

**9 Education** Excellent schooling with a choice of English-speaking schools and a reputable English language University.

**10 Low Living Costs and Tax Rates** A relatively low cost of living and taxation in comparison to other countries in the EU.

**11 History** The Islands have a stunning and diverse array of historical buildings, sites and museums including UNESCO heritage sites, which include some of the world's oldest freestanding structures!

**12 Gozo and Comino** Visit these un-spoilt Islands off the coast of Malta with their crystal clear waters, stunning scenery and charming architecture.



# TIPS ON RENTING THE IDEAL PROPERTY

daunting and time consuming exercise but with a little preparation you can make your search so much simpler and in most cases enjoyable.

• **Checklist** Make a comprehensive list of what is important to you. This will make the searching process much easier and faster. Viewings may prove to be very time consuming. It is therefore advisable to get our agents to help you do as much research and preparation as possible. One important thing to focus on is the size of the property required. Essentially you must decide the number of bedrooms needed.

• **Budget** Another crucial point at this stage is to establish the price range you can pay for a property. It is important that you are sensible and realistic when it comes to budget and bear in mind the extra costs of running a place (water; electricity; internet / phone / TV package).

• **Location** Try to limit your search as much as possible to a few desirable localities. There are several criteria you should consider when deciding on locality. People who have been here before or did considerable research about

the Island may already know where they would like to live – perhaps a familiar location where work colleagues or friends live nearby. If however you are new to the Islands it is advisable that you take your time to explore the Island as much as possible.

• **Travel Distance** If you are here for work – commuting times are not usually very long being a small Island however there are certain localities where the distance to your workplace must be taken into consideration. You will usually make the journey to work ten times per week. For someone living on the other end of the Island from their workplace, commuting could take up to one hour each way during rush hours. If you are not careful you may easily end up spending close to an entire working day commuting in the week.

• **Property Type** Once the basic requirements, area and price are firmly established you

can then further narrow your search by deciding on the property type, style and furnishing. When we speak of types of properties, the Island offers an interesting choice which may be organised into six main categories – apartments, penthouses, houses of character, villas, terraced houses and maisonettes. You may not find a property to rent which exactly matches all of your criteria but having a clear picture in your mind and deciding on the area and price before arranging viewings will help to prevent waste of time and effort.

**Every prospective tenant has a different set of priorities. Once you have your bases covered then leave it in the hands of one of our Letting experts at Perry (all of which have extensive experience of the local market and knowledge of all it has to offer). We will be sure to find you the perfect home making your time and life on the Island a pleasant and enjoyable experience.**

# 5 STEPS TO THE RENTAL PROCESS

If you have never leased a property before, the procedure may seem a little confusing to begin with. Throughout the entire process from time to time, you may be left wondering what happens next? Our dedicated and friendly letting team is best positioned to guide you through every step of the decision making process. At Perry we continually strive to deliver exceptional and personal service which surpasses our clients expectations and try to use all our experience and market knowledge to reduce your stress level to the point of non-existence. To help you we have compiled a quick list of what to expect during the leasing process as a preliminary guide:



## 1. SHORTLIST SUITABLE PROPERTY

This refers to the initial hunt for suitable and available options. There is no better place to start than by logging onto [www.perry.com.mt](http://www.perry.com.mt) and using our specifically designed filter to view listings that meet your specifications in the area of your choice. If you are new to our Island send us an e-mail or contact us by phone so that we will be able to have a friendly chat and guide you on what property types and areas we think would be most suitable based on your particular circumstances and criteria. This will allow us to then send through some property details of what we think would be most suitable based on your feedback.

## 2. THE PERSONAL VISITS

After deciding on a few possible options, one of our letting specialists will schedule an interesting program of inspection visits for you. The appointed consultant will collect you from your Hotel or other convenient pick up point and besides giving you a personal tour of the best quality property matching your criteria our agent will also give you a tour of the various sought after localities allowing you to make a sound decision on where you really want to live. While touring the various properties and communities take notes, and compare. Taking photos or better still video clips is also a great idea and would

be extremely helpful in assisting you remember which of the properties had most appeal to you or which locality has the most amenities that fit your wants, and move forward with it.

## 3. THE OFFER

The next step in the leasing process should come along after you meditated, compared and made the final decision on your top choice. At this stage it is best to consult your letting consultant who will be able to submit the offer on your behalf and who will be able to guide you on how negotiable the landlord may be. Certain things like the duration of the lease and rental payments in advance for example can bring down the asking price. Once an offer is submitted, one has to wait until the landlord responds – in most instances this takes a matter of minutes or hours and one can often move into the property that same day or usually the next day. It's time to move on to step 4!

## 4. THE LEASE SIGNING

At this stage our letting specialist will give you specific directions in filling out our standard lease agreement and you would usually stop by our comfortable office to meet the landlord in person and fill out the lease document. This is a very straightforward process. The document consists of no more than six pages. Each page will require your initials or signature to prove that you have been made aware of everything in the lease. You will also be required to bring along some official identification, namely a Passport or ID card. Bear in mind that the lease is a binding contract so it is crucial that you understand everything as our letting consultant goes over it with you. It is perfectly normal to let our agent know of any queries or concerns you may have or any article which you find to be unclear. That is your right. You will be given a full explanation and guided accordingly. You will also be given an original copy of the lease and inventory to take with you and keep for your records. At this stage you are required to pay the refundable deposit usually equivalent to one month rent plus a deposit for utility expenses namely water and electricity consumption as well as the first rental payment and our Real Estate fees which in Malta are equivalent to a month's rental plus 18% VAT – split equally between the landlord and tenant (50% of a months rent from each side). Once the deposit, rental and Real Estate fees are paid it is time to move on.

## 5. THE MOVE IN

On the agreed move-in date, after the lease has been signed and required payments made you should be given two sets of keys and a remote (if the property includes a garage) and more than likely an inventory, listing all the items included in the property. Here you will want to do an initial walk through of your property. Look for any damage to walls, cracked windows or other irregularities that may have been caused by a previous tenant and went unnoticed. Be sure to bring any irregularities to your landlords' attention so that you will not be held responsible at the termination of the agreement. Our team of professionals are also very well connected to help you move with ease by advising you on any other matters like setting up of internet TV and telephony connections and any other additional services you may require. It is finally time to enjoy your new home!



# The Residential Lease Agreement

**In Malta residential lease agreements are freely negotiated between landlord and tenant and usually quite straight forward. The nature of the lease is purely contractual and the terms and conditions are left at the discretion of the parties involved to negotiate. The Maltese civil code regulates such contracts of lease and the ordinary courts have competence in any arising dispute although the Small Claims Tribunal would be exclusively competent in the case of minor claims not exceeding a certain value.**

## **DURATION AND RIGHT OF TERMINATION**

A lease lasting six months and over is usually considered a long let whilst anything under six months would be classified as a short let by Real Estate Agents. If after the end of the lease, the tenant is allowed to continue the lease, it is considered to be tacitly renewed under the same terms and conditions; for a period in respect of which the rent has been calculated that is for one year if the rent has been agreed upon at so much per year or for one month if the rent was agreed upon at so much per month. Tacit renewal does not take place if the landlord gives notice to the tenant to vacate. It is however usual for the parties to agree on a notice period as a contractual condition. A common clause found in our standard agreements also allows the non resident tenant to terminate the lease should he need to leave Malta with a reasonable notice period usually further restricted to cases of 'force majeure'. Early termination by either party is also always possible in case of a serious breach of express or implied conditions of the lease and the parties are free to negotiate any additional grounds for early termination.

## **SECURITY DEPOSIT**

The parties are also free to negotiate any amount of security deposit although this is usually equivalent to one month's rent and is refunded upon termination of the lease provided that the property after having been inspected by the landlord or his agent is found to be in the same condition as it was when occupation was effected with allowance for fair wear and tear

and assuming that the tenant has paid all utility bills up to the termination of the lease.

## **RIGHT TO SUB-LEASE**

The tenant is not allowed to sub let the property or assign his/her lease to third parties unless such right is expressly agreed upon in the contract by the landlord.

## **REPAIRS AND MAINTENANCE**

The landlord is bound to deliver the leased property in a good state of repair in every respect. The lease agreement usually distinguishes between ordinary minor repairs, which are usually the responsibility of the tenant, and major/structural repairs, which are the responsibility of the landlord unless caused through fault or negligence of the tenant. The tenant is liable for any deterioration or damages which occur during his enjoyment unless he proves that such damages occurred without any fault on his part.

## **RIGHT OF ACCESS**

During the running of the lease, the landlord retains the right of access to the property at such times and in such manner as agreed upon with the tenant in the lease agreement with reasonable notice (usually twenty four hours) to allow the landlord to fulfil his duties or to ensure that the tenant is performing his obligations as well as to show the property to prospective tenants should the current tenant indicate that he has no intention of extending the lease agreement.



- Auberges**
1. Auberge de Castille
  2. Auberge d'Italie
  3. Auberge d'Aragon
- Cathedrals**
1. St. John's Co-Cathedral (and Museum)
  2. St. Paul's Anglican Cathedral

- Churches**
1. Church of Our Lady of Victory
  2. Church of St Catherine
  3. St Paul Shipwrecked Church
  4. Carmelite Church
  5. Tal-Porto Salvo

- Multi Visual Shows**
1. Valletta Living History
  2. Malta Experience
  3. Sacred Island

- Museums**
1. National Museum of Archaeology
  2. National Museum of Fine Arts
  3. National War Museum
  4. Grandmaster's Palace and Armoury

- Squares**
1. St. John's Square
  2. Republic Square
  3. St. George's Square
  4. Independence Square

Ways into Valletta from the waterfront

# VALLETTA

- Scenic Views**
1. Upper Barrakka Garden
  2. Lower Barrakka Garden
  3. Hastings Garden

- Others**
1. Casa Rocca Piccola
  2. National Library
  3. Lascaris War Rooms
  4. Manoel Theatre
  5. Post Office
  6. Victoria Gate
  7. Siege Bell Memorial

**Find us here!**  
72 Republic Street, Valletta

Courtesy of [www.visitmalta.com](http://www.visitmalta.com)

# MALTA



Perry  
find us here:

-  Perry Real Estate – Malta
-  [twitter.com/perrymalta](https://twitter.com/perrymalta)
-  [www.pinterest.com/perrymalta](https://www.pinterest.com/perrymalta)
-  [www.perry.com.mt](http://www.perry.com.mt)

SCAN HERE  
TO SEE  
OUR NEW  
WEBSITE





# GOZO

# COMINO



- 1. Perry (Sliema)**  
197 Tower Road
- 2. Perry (St Julian's)**  
60-61 Triq Gorg Borg Olivier
- 3. Perry (Valletta)**  
72 Republic Street



**Find us here!**  
60-61 Triq Gorg Borg Olivier, St Julian's

**Find us here!**  
197 Tower Road, Sliema

**SLEIMA & ST JULIAN'S**

Courtesy of [www.visitmalta.com](http://www.visitmalta.com)



SCAN HERE TO VIEW THIS PROPERTY ON OUR WEBSITE



Perry Estate Agents appointed exclusive agents for **'The Adelaide'**  
One of Malta's finest seafront addresses

**TO LET | SLIEMA | LUXURY SEAFRONT APARTMENTS**

**'THE ADELAIDE' – 230/231 TOWER ROAD**

Ref: BR600002 | Offered at: €3650.00 monthly

A ground-breaking, brand new building located on one of the most privileged seafront streets in Malta on the much sought after 'sunny side' of the prestigious Tower Road. These chic rental apartments offer easy access to Sliema and St Julians's most popular attractions as they lie close to the coastal border of these two up-market towns, home to some of the Island's best parks, beach clubs, internationally renowned shops and up-market restaurants. Tenants will find that getting round is highly convenient with transport links also very easily accessible. 'The Adelaide' offers an inspiring opportunity to lease one of 14 well-appointed and fully-furnished residences, each one tastefully designed with sophisticated interiors and cutting-edge technology to bring new levels of luxury, convenience and comfort to the local market. Each of the 14 apartments offer a modern, open-plan layout whilst being beautifully finished with designer touches and interiors. Accommodation includes an entrance hall, three double bedrooms, two bathrooms (master ensuite), open plan kitchen/sitting/dining room leading onto the front terrace with the most spectacular sea views. There is also a separate laundry room including washer/dryer and guest bathroom all expertly equipped with modern conveniences including reverse-cycle air-conditioning throughout.



# Client testimonials

## WHAT OUR CUSTOMERS SAY...



**LORAIN  
SCHOEVERS &  
JACQUES VISSE**  
(NETHERLANDS)

**Directors**

"In the fast world of Real Estate in Malta we found a 'GEM'. People who are dedicated to their work and make sure the clients, like us, are happy with their ultimate choice. We rented via Perry Real Estate and we bought a house via Perry Real Estate.

We have recommended Perry to all our friends and Business relations and they all agree with us: The personal, pleasant, and well educated professionals at the Perry Real Estate Office make your life easier and make you feel welcome in Malta."



**PAUL TAYLOR**  
(UK)

**Chief Executive Officer**

"We are a Creative Entertainment Company that set up from scratch in Malta. We attract talented individuals

from all over the World in a multitude of disciplines it was very important to us to be able to offer a hassle free relocation service to staff and their families.

Perry's have been a fundamental part of our success in this regard. Whether it has been top end rental apartments/houses for our senior staff or more functional accommodation nearer the bright lights for our younger team members, they have understood the brief and provided a quality personal service at every stage of the process. The personal touch continues even after the keys have been handed over, you get the sense they really care about the welfare of our team. I recommend them unreservedly."



**PETRA ZACKRISSON**  
(SWEDEN)

**Manager**

"Perry's was professional, attentive and efficient from the very first contact, before coming over they contacted

us for a first brief and when we arrived a visiting program was all planned and well executed.

Perry's did not only show us a good set of options according to our brief, but also the island and explained all the things you need to know when moving to a new location.

As we were getting to know each other better during the visit, Perry's also showed adaptability and quick turnaround on showing new prospects as we learned more about what was available.

I can strongly recommend Perry when you are looking for a real estate in Malta and want someone who is willing to 'walk the extra mile' for you."



office equipment and conference rooms, etc. thereby lowering up front investment.

### ✓ **Location**

**Is location important to your business?** If you are a business in need of a ground floor with a high passing trade and footfall then this is highly important and prices will inevitably be higher. However if you are a web-based company where most of your business is conducted online then you can save money by being situated in a less prominent position. Also consider travel times and distances for you and your staff. Certain parts of the Island are hard to get to during peak times and travel times can be high.

One-year leases, which are common for residential lease agreements, are uncommon when it comes to a commercial lease – the

# Renting Office Space in Malta

**Successful business relocation takes a great deal of detailed planning and forethought. Whether you are relocating your business from a foreign country or expanding from an existing office it is important to know all the ins and outs of business relocation before making your move. You would certainly want to make sure that your new office space is suitable and will help your business grow. Office hunting may sound easy but with many choices and factors to consider, searching for the best office may prove to be extremely energy consuming especially when you are visiting Malta for the first time and do not know where to start.**

most typical is a three-year minimum period. On the other hand it would not be advisable to rent a small space for say five years when you anticipate rapid growth.

### ✓ **Budget**

**During negotiations it is important that you have a budget in mind.** Our agents will provide you with all the current market rental costs. Use the market knowledge and experience of our negotiators and make a counter offer on the asking price of the selected office or see if there is any other way to lower your rent. Most landlords offer reduced payments in exchange for a long-term commitment. Establish costs and utilities you are expected to cover besides the rent. A cost which is often overlooked is the common area expenses. The landlord determines what percentage of the building these areas represent and adds that percentage to the amount of space you will occupy.

### ✓ **The Small Print!**

**Read the prospective lease exhaustively!** Ensure that the lease includes upkeep of building and other maintenance. Review occupancy date, options regarding expansion, extension of the lease term, termination as well as issues dealing with security, amenities, restrictions on signage, use of parking facilities, etc. Successful negotiations are easiest when you have prepared yourself and really know what your needs are.

**A**t Perry Ltd we have insight into what space is coming on the market soon and we can advise you on which properties would best suit your needs. This will probably be one of the most important business decisions your firm will ever make and we have over 32 years experience with Real Estate in Malta. We have established letting departments that specialise in office leasing and we will not only guide you to negotiate a good rental agreement, but we also have access to rental properties that may not be listed anywhere else.

#### **Checklist for finding the right office space:**

##### ✓ **Size**

**Consider the space you need and plan for the future.** It is important that you gauge what your space requirements are from the start. Ask for an internal area plan and superimpose outlines of your furniture and equipment onto it to ensure you have adequate space for the use you are planning. If you are only a small operation you may also consider all-inclusive executive office suites. Although the rate may be a bit higher many suites come furnished and have access to of-



**BUSINESS CENTRE – TIGNÉ POINT**

Tigné Point’s new purpose-built business center will be the first of its kind in Malta: an iconic 12,500sqm development offering some 1,500sqm of open-plan space per floor that will be backed by a robust IT infrastructure. The office space is being designed to satisfy user demands and to permit fit-outs to the highest specifications required by targeted occupiers. Also the developers have formed a joint venture with Siemens to provide a state-of-the-art IT system throughout.



**PORTOMASO BUSINESS TOWER**

In the heart of St Julian’s, the state-of-the-art Portomaso Business Tower has become one of the country’s most iconic modern landmarks. At 98 metres tall, it was built to the highest specifications to offer a top-quality business environment. Opened in 2001, it is spread over 23 floors and offers excellent facilities including a 24-hour reception desk and underground parking. It remains the leading business address in Malta.



**SMART CITY**

Set in an area of 360,000sqm along the coast between Ricasoli Point and Valletta’s Grand Harbour, SmartCity Malta offers a harmonious blend of office, residential, hospitality and retail spaces, with one-third of the land set aside for green and open leisure areas. Built Environments at SmartCity Malta adhere to international sustainability standards that protect its environment and provide its inhabitants with comfortable, healthy and productive spaces for work and leisure.



**SKYPARKS**

SkyParks Business Centre, Malta – one of Europe’s most desirable corporate post-codes – is now for rent, with spacious and bright office space tailored to the needs of your organisation. Created by an innovative team of leading design and architecture professionals, and with a foot print of 3,100sqm over 9 floors, SkyParks has developed into a state-of-the-art corporate headquarters location that has been crafted to exceed the expectations of tomorrow’s discerning tenants.



**VALLETTA WATERFRONT**

A number of domestic and international companies have started calling the Valletta Waterfront home. In fact, organisations from different business sectors have chosen this finest of locations for their offices in Malta, to take advantage of a unique address, a dynamic environment and contemporary design.



**WHITEHALL MANSIONS**

Whitehall Mansions is a premium office development located in the popular and picturesque seafront town of Ta’ Xbiex near to many of the international embassy’s. The layout is built around a central atrium and features air-conditioning, CCTV security, a fire alarm system and a back-up generator. Whitehall Mansions is also ideally located between Sliema and Valletta.



**ARAGON HOUSE**

Aragon House is a new up market Business Centre situated in the heart of St Julian’s Malta comprising of nine floors of office space with an underlying car park having more than three hundred car spaces over five floors. This Centre has been purposely designed to be able to cater for up market multi tenants.



**PENDERGARDENS**

Set in the ever popular district of St Julians in Sliema, Pendergardens is a sought after location within easy reach of all the areas amenities. The project is built around an attractive main piazza with extensive garden water features and trees adjoining the many public and private areas plus it also has 24-hour security, catering facilities, a fitness centre and business facilities. Further details on request.



**MADLIENA VILLAGE**

This exclusive hillside community of 85 luxury apartments is just a 10 minute drive from the seaside amenities of Sliema. One of the key features of this development is the high level communal swimming pool and sun deck area as well as the picturesque gardens and pathways. This is a tranquil and beautiful location for those looking to enjoy the year round weather that Malta has to offer. Further details on request.



**TIGNÉ POINT**

Tigné Point is best known for its high-end apartments and penthouses but it also has one of Malta's finest shopping centres called 'The Point' situated within the complex. There are also plenty of restaurants and cafes located in the 30 acre car-free zone and piazza not to mention the gym and other sports facilities including the fantastic communal swimming pool and sun deck area. Further details on request.



**PORTOMASO**

Portomaso in the St Julians area of Malta is widely considered to be the most exclusive residential, business and leisure development on the Island. This seafront development features over 420 luxury apartments, a 23 floor business tower, a conference venue, underlying car-parking and to top it all an incredible Yacht Marina. There are a selection of apartments and penthouses. Further details on request.



**FORT CAMBRIDGE**

"Designed to encapsulate Mediterranean tranquility" these seafront apartments, duplexes and penthouses are extremely luxurious with their own private swimming pool, fitness centre, indoor pool and 24 hour security. Its location means that residents are also right next the biggest shopping mall in Malta – 'The Point' and all the restaurants and cafes around the piazza. There is also underlying parking. Further details on request.



**TAS-SELLUM**

Tas-Sellum Residence is built by the same developers as the highly regarded Portomaso complex in St Julians and is situated in Mellieha right next to one of the best beaches in Malta. We have a selection of prestigious properties available within this development with features that include landscaped gardens and 3 communal swimming pools as well as underlying parking. Further details on request.



### SLIEMA

**Ref:** PH100048 | **Offered at:** €3000.00 monthly  
Exclusive Agents – beachfront PENTHOUSE on the prestigious 'sunny side' of Tower Road. Accommodation comprises open plan sitting/dining room leading onto a large terrace ideal for entertaining, two double bedrooms main with bathroom ensuite, guest bathroom and separate fully fitted kitchen. This is undoubtedly one of the best penthouses located in this sought after residential area of Sliema and within walking distance of all the amenities.



### SWIEQI

**Ref:** PH600046 | **Offered at:** €1600.00 monthly  
Luxurious PENTHOUSE set in an elegant block of apartments and situated close to all amenities. Accommodation comprises of a fully fitted kitchen, dining room, living room leading onto a large terrace enjoying total privacy, ideal for outdoor entertaining, 2 bedrooms (both with shower ensuite), main bathroom and a further rear terrace. Property is fully air-conditioned with laundry facilities and includes an underlying car space.



### ST JULIAN'S

**Ref:** FA500369 | **Offered at:** €1500.00 monthly  
This modern seafront APARTMENT boasts one of the finest sea views on the St Julian's coastline with panoramic scenes from Spinola to Ballutta Bay. The third floor property layout consists of an open plan lounge/kitchen/dining leading out onto the seafront terrace. The hallway leads to the master bedroom with ensuite, main bathroom and second single bedroom. This property is fully furnished and is only meters from prime swimming spots and local amenities.



### ST JULIAN'S

**Ref:** DA00007 | **Offered at:** €2000.00 monthly  
Modern DUPLEX APARTMENT furnished to very high specifications including parquet flooring, air-conditioning throughout and located in a quiet area of St Julian's yet just two minutes away from Balluta Bay and all the local amenities. Accommodation comprises of open plan kitchen/living/dining, 2 double bedrooms, 2 bathrooms (main with shower ensuite), study area and balcony, spacious back yard, BBQ and Jacuzzi. Optional underlying car spaces available.



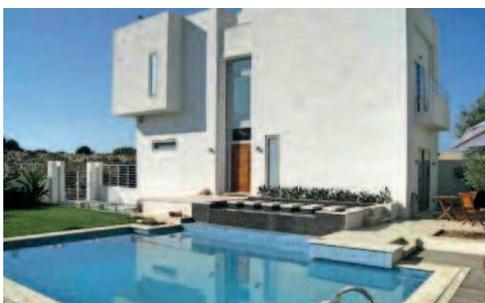
### SLIEMA

**Ref:** FA600265 | **Offered at:** €3000.00 monthly  
A luxurious APARTMENT with breath-taking sea views. This newly renovated property is undoubtedly one of the finest available with accommodation comprising of an entrance hall, a beautiful open plan spacious formal sitting/dining area, and family/living area which opens onto a large front terrace enjoying stunning sea views, a modern fully fitted kitchen/breakfast, three double bedrooms, master with bathroom ensuite, bathroom as well as a large laundry/utility room.



### IKLIN

**Ref:** SV600029 | **Offered at:** €3500.00 monthly  
A beautiful VILLA located within a quiet cul-de-sac of this much sought after neighborhood. Accommodation comprises hallway leading onto a fully fitted kitchen, dining room, three double bedrooms, main with ensuite and large walk-in wardrobe. Downstairs there is a large sitting room leading out onto a private pool area, including an outdoor shower room – ideal for entertaining. At basement level is a four car garage and guest flatlet with kitchenette.



### IBRAG

**Ref:** DV600023 | **Offered at:** €5200.00 monthly  
Fully-furnished semi-detached VILLA set on the high grounds of Ibrag. Finished to very high standards this property features a large living room, with study area, dining room, fully equipped kitchen with pantry and guest toilet, three large double bedrooms, three bathrooms, a large entertainment room with bar and cinema, plus a front garden with swimming pool, spacious two car garage, laundry room, under floor heating and air-conditioning.



### IKLIN

**Ref:** HC02791 | **Offered at:** €6000.00 monthly  
A unique HOUSE OF CHARACTER situated in this tranquil country area with a stunning large swimming pool surrounded by deck area and landscaped gardens. Accommodation includes a hallway, large open plan sitting/dining room with views leading onto the garden, 4 bedrooms (main with ensuite shower), fully fitted kitchen/dining room and a private drive in with a car port. The property is fully-airconditioned plus a large basement ideal as a games room.



### SIGGIEWI

**Ref:** HC600025 | **Offered at:** €2000.00 monthly  
HOUSE OF CHARACTER in Siggiewi dating back hundreds of years with wonderful original features including flagstone floors, traditional patterned tiles, and wooden beams. Spacious accommodation features a hall with skylight leading onto a beautiful courtyard, open plan kitchen with newly fitted kitchen/breakfast, living room, separate dining room, 2 bedrooms and a library. Property also enjoys a private roof with kitchenette. Nearby garage also included.

## Perry (Sliema) HEAD OFFICE

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**History** Perry Limited was established in 1981 in central Sliema and soon became recognized as the one of the most successful Estate Agents on the Maltese Islands. As the company grew so it moved into new offices and now, as the

Islands' leading agents for quality property our offices are now located in Sliema (Head Office), St Julian's and Valletta (see exact positions on the map inside this brochure).

**Reputation** Perry's leading reputation is based on the high quality and personal service provided to clients and this is supervised by the founder and managing director, Francis Spiteri Paris, who is known to all as Perry.

**Experience** With a 35-year track record all the staff are experienced negotiators and provide personal attention to suit each clients needs whether it is purchasing, selling or renting property in Malta.

**Portfolio** The portfolio of property in Malta available through Perry Limited encompasses both Malta and Gozo, and the company is often entrusted with handling large prestigious projects on an exclusive basis as well as the smaller, more personal properties that give the islands their charm and individuality.

**Marketing** Perry Limited has advertised Maltese property in both local and international publications and the company also has its own leading publication, 'The Perry Magazine' (which has been in circulation since 1999). Perry Ltd has also over the years successfully participated in prominent overseas exhibitions

throughout Europe, including the UK, Ireland, Holland and Sweden. We recommend that you regularly visit and register with our user-friendly and constantly updated website at [www.perry.com.mt](http://www.perry.com.mt) as well as our Facebook page where we showcase a selection of the best properties from our vast portfolio.

Perry Limited maintains a fleet of vehicles to facilitate client viewings of properties and the company's comfortable modern offices afford an excellent base for completing all aspects of property negotiations.



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