

DUPLEX PENTHOUSE – SALES BRIEF

Malta

Luxury Duplex Penthouse with Private Rooftop Lounge & Rental Potential

A unique duplex penthouse offering spacious living across two levels, complemented by a private rooftop entertainment area and the possibility to operate part of the property as an independent rental unit.

This property combines **luxury lifestyle living with strong investment potential**, making it attractive to both end users and investors.

1. Property Overview

Property Type: Duplex Penthouse

Location: Malta

Address: 77 Triq L-Irmigg, Msida

Bedrooms: 2 + Office

Bathrooms: 2–3

Internal Living Area: 100 sqm

Balconies & Terrace Area: 35 sqm

Rooftop Terrace: 35 sqm

Total Area: 170 sqm

Ownership: Freehold

Floors: 5th and 6th floors (private rooftop on level 7)

Airspace: Included

Year Built: 2020

Furnishing: Fully furnished

2. Key Highlights

This penthouse offers a number of premium features that distinguish it from standard properties.

Main highlights include:

- Duplex penthouse layout across two levels
 - Private rooftop lounge and seating area
 - Smart-home-ready infrastructure
 - Electric blinds installed throughout the property
 - Spacious open-plan living area
 - High-quality kitchen appliances
 - BBQ area on the living terrace
 - Fully furnished and move-in ready
 - High-quality finishes and materials
 - Large windows allowing abundant natural light
 - Open sky terrace
 - Rooftop views towards Valletta
 - Ideal property for both residential living and investment
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3. Rooftop Living & Entertainment Area

One of the most distinctive features of the property is its **private rooftop terrace**, offering an additional outdoor living and entertainment space.

The rooftop includes:

- Waterproof boat-style mattresses and cushions
- Planters with integrated drainage
- Irrigation system
- Wooden tiles combined with turf flooring
- Built-in seating constructed with lightweight insulating bricks

The rooftop can be used for:

- Sunset seating and relaxation
- Sunbathing
- Private entertaining
- Potential installation of additional features such as a jacuzzi or bar area

This rooftop space significantly enhances the **lifestyle appeal and exclusivity of the penthouse**.

4. Smart Home & Comfort Features

The penthouse has been designed with comfort and modern living in mind.

Key features include:

- Smart-home-ready system infrastructure
- Electric blinds installed throughout the property
- High-quality lighting fixtures
- **Gree** air-conditioning units across the entire penthouse
- **Electrolux** appliances
- **LUBE** Italian kitchen with island
- Galvanized staircase providing access to the rooftop
- External insulated panel storage / laundry room
- Lift access with key entry directly to the 6th floor

These features allow the property to function as a **modern and comfortable luxury residence**.

5. Flexible Layout & Rental Opportunity

An additional advantage of this penthouse is its **flexible layout**, allowing the property to be used in several different ways.

The current configuration allows:

- Full private use as a luxury penthouse residence
- Partial rental while maintaining a private owner's area
- Operation as a high-end rental property

Part of the penthouse is already **configured and successfully operating as a rental unit**, offering buyers the possibility to generate immediate income from the property.

This makes the penthouse attractive to several types of buyers:

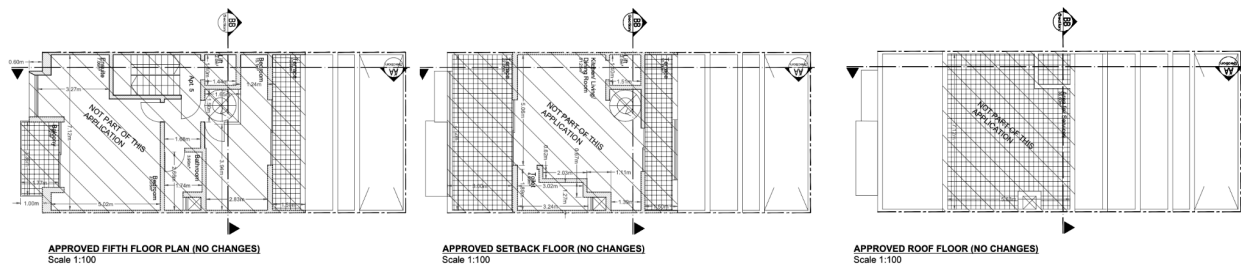
- Lifestyle buyers seeking a luxury residence
- Buyers interested in a **hybrid residence with rental income**

- Investors looking to operate a rental property

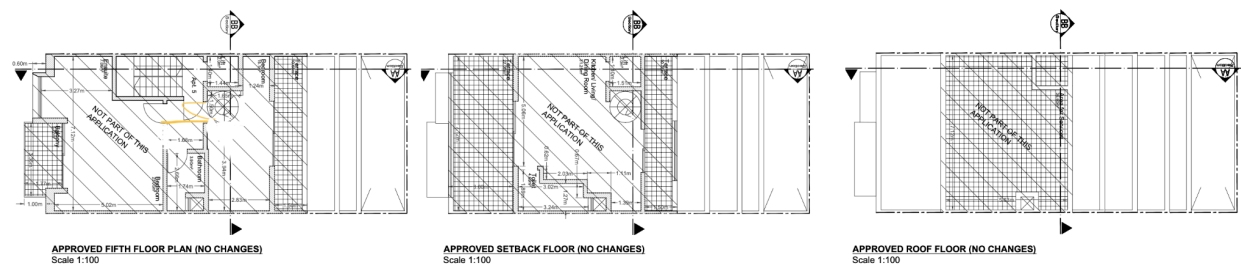
6. Layout & Floor Plans

Two layout plans are provided with this document:

Original Developer Site Plan



Modified Layout Plan



The modified layout improves functionality and supports the possibility of operating part of the property as a separate rental space.

7. Location Advantages

The property benefits from its location in **Msida, Malta**, one of the island's most strategically positioned areas.

Key location advantages include:

- Close proximity to **Ta' Xbiex Marina and rock bathing areas**

- Only **3 minutes from the Msida Creek marina redevelopment project**, scheduled for completion in 2027
- Easy access to restaurants, cafés, and entertainment
- Quiet residential area while remaining popular with international residents and visitors
- Strong and consistent real estate demand

Malta continues to attract **international buyers, professionals, and long-term residents**, supporting property values and long-term investment potential.

8. Investment Potential

This property offers multiple ownership strategies.

It can function as:

Luxury Private Residence

A spacious duplex penthouse with private rooftop entertainment space.

Lifestyle + Income Property

Owners can live in the penthouse while renting part of the property.

Rental Investment Property

Configured to operate as a rental unit for visitors and residents in Malta.

This flexibility increases the **overall market appeal and long-term investment value** of the property.

9. Included with the Property

- Approximately **80% fully furnished interiors**
 - Installed electric blinds
 - Smart-home-ready infrastructure
 - **Two internal kitchens**
 - BBQ area / outdoor kitchen
 - Rooftop seating area with waterproof high-quality cushions
 - Existing rental setup (if the buyer wishes to continue operating it)
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10. Photos & Videos

Airbnb Listing

The following listing shows the studio unit with bathroom and kitchen that has been successfully rented for approximately five years:

https://www.airbnb.it/rooms/46923037?guests=1&adults=1&s=67&unique_share_id=eb87d123-6d15-435a-b15f-332f5ccf3c95

Rooftop Video

<https://www.youtube.com/shorts/Eo1W5qE8RNY>

Why This Penthouse Is Unique in Malta

This duplex penthouse offers a combination of features that are rarely found together in Malta's residential market.

Firstly, the **duplex layout** provides a level of space and separation that is uncommon in typical penthouse properties, creating a more house-like living experience while still benefiting from apartment convenience.

Secondly, the property includes a **fully private rooftop terrace**, designed as an additional living and entertainment area. Private rooftop spaces of this scale and functionality are increasingly rare, especially when combined with views towards Valletta.

Another distinctive aspect of the property is its **flexible configuration**, allowing part of the penthouse to operate as an independent rental unit. This setup provides owners with the option to generate income while still maintaining private living space — a feature that is particularly attractive in Malta's strong rental market.

In addition, the penthouse has been carefully upgraded with **high-quality materials, branded appliances, smart-home-ready infrastructure, and custom rooftop construction**, creating a level of finish and functionality that goes beyond standard developer specifications.

The combination of **duplex layout, private rooftop living, rental flexibility, modern infrastructure, and strategic location** makes this penthouse a rare offering within the Maltese property market.

Value Positioning

This property represents more than a standard penthouse — it offers a **multi-functional asset combining lifestyle, flexibility, and investment potential**.

Unlike many comparable properties, this penthouse provides **three valuable components within a single property**:

- A spacious **duplex luxury residence**
- A **private rooftop lifestyle space** functioning as an additional outdoor living area
- An **existing rental-ready unit capable of generating income**

In addition, the property benefits from:

- Freehold ownership
- A modern building completed in 2020
- High-end branded appliances and materials
- Smart-home-ready infrastructure
- Lift access directly to the upper floor
- A location close to major marina redevelopment and coastal areas

The upcoming **Msida Creek marina redevelopment project** is expected to significantly enhance the surrounding area, further strengthening the long-term value of properties in this location.

For buyers seeking a **premium residence with lifestyle features and built-in investment potential**, this penthouse represents a compelling opportunity within the Maltese property market.

MORE DETAILS:

- Outdoor Storage: insulating panels for holding heat and cold
- Spiral staircase to the roof: galvanized and antislip steps
- Boiler 6th floor: 1 year old
- Boiler 5th floor: brand new (June 2026)
- Dishwasher
- Washing Machine
- Irrigation system
- Roof concrete planters drain system