

ZENTURO LTD.
GLOBAL ADVISORY SERVICES

PROPERTY GUIDE · 2026

Malta SDA Properties

Special Designated Areas · buy without a permit, rent with no restrictions

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THE BASICS

What is an SDA?

Special Designated Areas are selected developments where the usual restrictions on foreign buyers don't apply. They're typically modern, secure complexes in prime locations, many with pools, gyms, concierge services and sea views.

Who can buy

Any nationality

EU and non-EU buyers alike — no residency required.

As many as you like

There's no limit on the number of SDA properties you can own.

For any purpose

A home, a holiday base or an investment to rent out.

SDA or non-SDA?

	SDA property	Non-SDA property
Permit to buy	Not required	AIP permit for most non-residents
Renting it out	Allowed, short or long term	Not allowed under an AIP
How many	No limit, depending on availability	Usually one, as your residence
Minimum price	None	Minimum value applies under an AIP
Selling	Sell to any buyer, local or foreign	Buyer pool depends on their status
Character	Modern, often with shared amenities	Historic homes, more variety

WHY BUY SDA

Simple to buy, flexible to own

A simpler purchase

No AIP application, and most units are new builds that meet modern building standards.

Rental income

Let your property short or long term. Malta offers an optional flat 15% tax on gross residential rental income.

Security & services

Gated or access-controlled complexes, many with 24-hour security, concierge and estate management.

Lifestyle amenities

Pools, gyms, spas, restaurants and shops on site — often by the sea.

Easy to resell

SDA homes can be sold to any buyer, which keeps the market open.

Prime locations

Sliema, St Julian's, the Grand Harbour, the countryside around Mdina and Gozo.

SDA property and residency programmes

MPRP

An SDA home can be your qualifying property for the Malta Permanent Residence Programme: buy from €375,000 or rent from €14,000 a year, held for at least 5 years.

Citizenship by Merit

Citizenship isn't granted for buying property. But a home in Malta, owned or rented, helps show the genuine link with Malta the framework looks for.

Other programmes

Malta's other residence programmes set their own property thresholds. We'll check that the unit you choose qualifies before you sign.

Tax treatment depends on your circumstances; we can introduce you to an independent Maltese tax adviser.

LOCATIONS

Where to find SDA property

SDA developments are spread across Malta and Gozo, from city-centre towers to countryside and seaside resorts.

Sliema

Tigné Point · Fort Cambridge · Fortina

St Julian's

Pendergardens · Mercury Towers & Mercury Suites · Portomaso · Portomaso Laguna · ORA Residences

Gżira

Metropolis M-Towers

Kalkara

The Shoreline at Smart City

Vittoriosa (Birgu)

St Angelo Mansions

Madliena

Madliena Village

Naxxar

Targa Square

Mrieħel

Quad Business Towers

Rabat

Verdala Terraces

Marsaskala

Ta' Monita

Mellieħa & Xemxija

Southridge · Tas-Sellum · Mistra Heights

Gozo

Fort Chambray · Kempinski Residences · Vista Point

Availability changes every month

Not every development has units for sale at any one time, and some are still in planning. Contact us for an up-to-date list of what's available.

FEATURED DEVELOPMENTS

Sliema

Malta's best-known seafront town, with views across to Valletta and a ferry to the capital.



TIGNÉ PENINSULA

Tigné Point

A pedestrianised, car-free seafront community at the tip of the Tigné peninsula, including Fortress Gardens, its newest 16-floor residence of 63 apartments and penthouses.

- Pool, fitness centre and clubhouse
- The Point shopping mall on site
- 24/7 security and concierge

From around **€725,000**



TIGNÉ PENINSULA

Fort Cambridge

A purely residential development of sea-facing blocks around a restored 19th-century fort, a minute's walk from the shops, cafés and swimming spots of the Sliema seafront.

- Indoor pool and fitness centre
- Landscaped gardens around the fort
- Secure underground parking

From around **€750,000**

Looking for something specific?

Tell us your budget, size and preferred area, and we'll send you a shortlist of units available now.

Prices are indicative, based on recent asking prices (October 2026), and availability changes frequently. Contact us for current price lists.

FEATURED DEVELOPMENTS

St Julian's



Malta's liveliest resort town: marinas, restaurants, beaches and nightlife, with Sliema next door.

ST JULIAN'S

Pendergardens

Residential towers set around landscaped gardens and a car-free central plaza, steps from St George's Bay.

- Car-free plaza
- Shops and cafés on site
- Underground parking

From around **€650,000**

ST JULIAN'S

Mercury Towers

A landmark residential tower by Zaha Hadid Architects, rising above the restored 19th-century Mercury House.

- Iconic architecture
- Sea and city views
- Public parking below

From around **€680,000**

ST JULIAN'S

Portomaso

Malta's original marina development, with waterfront homes around a yacht marina, beside the Hilton Malta.

- Private yacht marina
- Waterfront promenade
- Hotel facilities next door

From around **€1.8m**

Prices are indicative, based on recent asking prices (October 2026), and availability changes frequently. Contact us for current price lists.

FEATURED DEVELOPMENTS

Grand Harbour and countryside

From a waterfront city quarter to a ridge above Malta's open countryside.



KALKARA · SMART CITY

The Shoreline

Around 370 waterfront homes at Smart City, beside the Grand Harbour — apartments, duplexes and penthouses in an access-controlled, car-free setting.

- Several pools and a wellness centre
- 25,000 m² shopping centre
- Underground parking

From around **€550,000**



RABAT · NEAR MDINA

Verdala Terraces

Terraced residences on the Tal-Virtù ridge between Rabat and Mdina, with sweeping views over the countryside towards the coast.

- Infinity pool and gardens
- 24-hour security and concierge
- Private parking and garages

From around **€2.1m**

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GET IN TOUCH

Let's find your SDA property

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Contact us

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EU permanent residence for the whole family

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