



PORTOSCALA

A MARSASCALA PROJECT BY ACMUS

A harmonious blend of luxury and comfort, nestled by the scenic Marsascala Promenade, perfect for modern living.



A faded, light blue-tinted background image of a modern multi-story apartment building with balconies and a street in front.

Project Overview.



WELCOME TO PORTOSCALA.

Portoscala, nestled in the scenic Marsascala, offers an unparalleled blend of contemporary luxury and the tranquil beauty of seaside living. Situated right next to the lively Marsascala Promenade, this ACMUS development epitomises quality and comfort. The project features a range of residential options, including elegant maisonettes, stylish apartments, and luxurious penthouses, each designed with meticulous care and attention to detail. Portoscala is more than a home; it's a lifestyle choice that promises both serenity and convenience in one of Malta's most desirable locales.

Portoscala combines architectural excellence with prime location, offering an ideal living space for families, retirees, and investors. It's a unique opportunity to enjoy a lifestyle that harmonizes leisure, comfort, and the charm of coastal living.





PROJECT HIGHLIGHTS.

01 Unique Choices

Each residence at Portoscala is distinct, offering a diverse range of layouts and styles to cater to individual tastes and needs.

03 Top Quality

Our units boast top quality finishes, ensuring elegance and durability, designed to meet the highest standards of modern living and comfort.

05 Accessible

Enjoy the convenience of easy accessibility to daily needs, with shopping, dining, and leisure facilities just a short stroll away.

02 Prime Location

Portoscala is ideally located next to Marsascale Promenade, offering residents stunning views and easy access to local attractions and amenities.

04 Family-Friendly

Designed with families in mind, Portoscala offers a safe, welcoming community environment, perfect for creating lasting memories together.

06 Tranquil

Experience the tranquility of seaside living at Portoscala, a peaceful retreat from the hustle and bustle, yet still close to essential amenities.





Explore Portoscala.





EXTERIOR ELEGANCE.

Portoscala's exterior exudes an elegant, modern architectural charm with its sleek lines and a neutral palette that complements the vibrant life of Marsascala. The generously sized balconies feature transparent balustrades that allow natural light to pour in, offering residents a private outdoor space to relax and entertain.

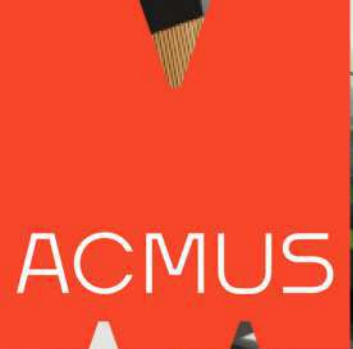
Inviting steps lead to distinct entrances, promising a welcoming transition into spaces of comfort and elegance. Portoscala's facade is a testament to thoughtful design that prioritizes style and resident well-being.





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INDOOR EXCELLENCE.

01 Spacious Living

Experience the openness of Portoscala's spacious rooms, where ample natural light and thoughtful layouts create an expansive and inviting atmosphere for living and entertaining.

02 Premium Bathrooms

Portoscala's bathrooms are designed to be a sanctuary of relaxation, featuring sleek fixtures, modern amenities, and a clean, contemporary aesthetic for daily rejuvenation.

03 High Quality Finishings

Each space is adorned with premium tiles, offering durability and elegance underfoot. These high-quality tiles add a touch of luxury to Portoscala's modern interiors.







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A faded, light blue-tinted image of a modern multi-story apartment building with balconies, serving as the background for the slide.

Floor plans.



THE MAISONNETTES.

M1 / 3 Bedroom / €335,000

161.90m² Internal / 6.30m² External

M2 / 1 Bedroom / €170,000

56.60m² Internal / 14m² External

M3 / 3 Bedroom / €368,000

122.90m² Internal / 39.20m² External

M4 / 3 Bedroom / €368,000

130.17m² Internal / 42.60m² External

M5 / 1 Bedroom / Not Available

69.50m² Internal / 19.50m² External

M6 / 3 Bedroom / €368,000

131.05m² Internal / 41.30m² External





FIRST FLOOR APARTMENTS.

A1 / 3 Bedroom / €380,000

153.45m² Internal / 19.38m² External

A2 / 2 Bedroom / €290,000

101.21m² Internal / 10.67m² External

A3 / 3 Bedroom / €345,000

113.86m² Internal / 18.24m² External

B1 / 3 Bedroom / €345,000

124.60m² Internal / 17.70m² External

B2 / 2 Bedroom / €278,000

87.90m² Internal / 9.20m² External

B3 / 3 Bedroom / €350,000

123.69m² Internal / 15.90m² External





SECOND FLOOR APARTMENTS.

A4 / 3 Bedroom / €385,000

153.45m² Internal / 19.38m² External

A5 / 2 Bedroom / €295,000

101.21m² Internal / 10.67m² External

A6 / 3 Bedroom / €350,000

113.86m² Internal / 18.24m² External

B4 / 3 Bedroom / €350,000

124.60m² Internal / 17.70m² External

B5 / 2 Bedroom / €285,000

87.90m² Internal / 9.20m² External

B6 / 3 Bedroom / €358,000

123.69m² Internal / 15.90m² External





THIRD FLOOR APARTMENTS.

A7 / 3 Bedroom / €390,000

153.45m² Internal / 19.38m² External

A8 / 2 Bedroom / €300,000

101.21m² Internal / 10.67m² External

A9 / 3 Bedroom / €355,000

113.86m² Internal / 18.24m² External

B7 / 3 Bedroom / €358,000

124.60m² Internal / 17.70m² External

B8 / 2 Bedroom / €290,000

87.90m² Internal / 9.20m² External

B9 / 3 Bedroom / €360,000

123.69m² Internal / 15.90m² External





THE PENTHOUSES.

A10 / 3 Bedroom / €499,000

150.92m² Internal / 51.23m² External

A11 / 2 Bedroom / €399,000

118.05m² Internal / 51.30m² External

B10 / 3 Bedroom / €455,000

126.24m² Internal / 40.25m² External

B11 / 2 Bedroom / €435,000

127.60m² Internal / 47.00m² External





GARAGES, STORES AND SPACES. LEVEL ONE.

Shop / Street Level / €160,000

Garages starting from €40,000

Stores starting from €5,000

We have a number of stores, garages and spaces available at competitive prices. Please get in touch with us directly for a list of currently available spaces on Level One.





GARAGES, STORES AND SPACES. LEVEL TWO.

Garages starting from €35,000

Stores starting from €4,000

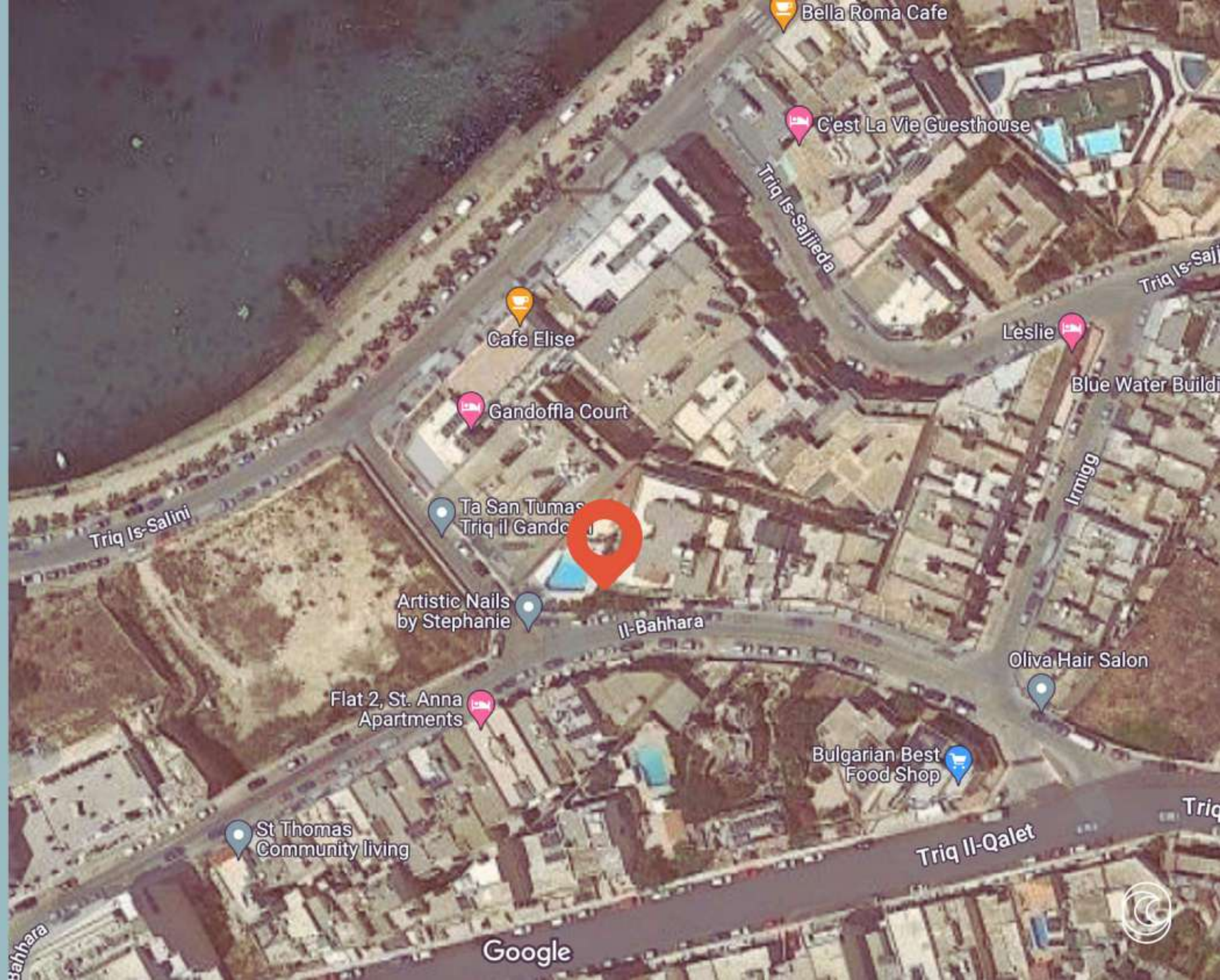
We have a number of stores, garages and spaces available at competitive prices. Please get in touch with us directly for a list of currently available spaces on Level Two.



THE LOCATION.

Portoscala's location situates you at the pulse of Marsascala's vibrant life. Positioned just off the seafront on Triq il-Bahhara, the development offers immediate access to the tranquil waterfront promenade, brimming with local cafes, eateries, and a variety of amenities. This coveted address places you within a stone's throw of daily conveniences, allowing for a lifestyle that blends ease and enjoyment seamlessly.

Whether it's a morning coffee by the sea, a leisurely stroll along the coast, or accessing the essentials, Portoscala's location encapsulates the essence of convenient and stylish seaside living.





ELTON DEGUARA

S A L E S M A N A G E R

Your dream home awaits at Portoscala. For a personal consultation and to learn more about our fantastic properties, please get in touch with our Sales Manager, Elton Deguara. Elton will be delighted to discuss your future at Portoscala, answering any questions and guiding you through selecting your perfect residence. Contact us today to start the conversation and take the first step towards your new chapter in Marsascala.

One step further.

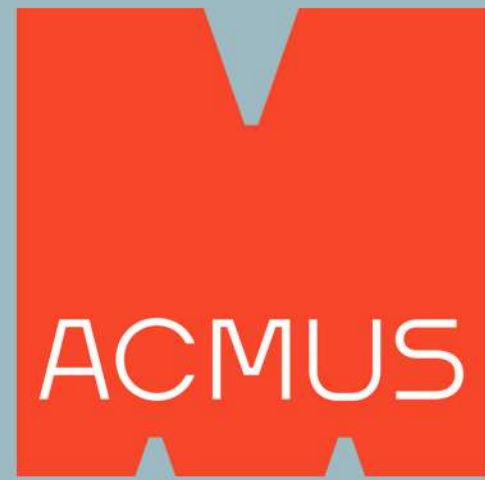
Elton Deguara

Sales Manager

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THANK YOU.

Thank you for your interest in Portoscala. We look forward to helping you discover the perfect home in the heart of Marsascala.

