



## Seafront Office For Sale In Gzira 335sqm



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 2,898,079.49

### Location

Pays: Malte  
Soumis: 02/04/2024

#### Description:

Seafront Office for Sale In Gzira enjoying an open view of the sea and Valletta. This seafront office for sale in Gzira is situated in a highly sought after location and offers easy access to various amenities such as restaurants cafes and shops. With its prime location this property presents an excellent investment opportunity for those looking to establish their business in a prime location or invest in the commercial real estate sector.

This office features

Open space layout

Two closed office rooms

Two meeting rooms

Kitchenette

Three WC facilities

Server room storage

Finished including soffit ceiling

Glass curtain walls

Air conditioning throughout

Lift access

This office space for sale in Gzira is ideal for a high profile company with 35 to 50 employees looking for a prime address. Located in a busy area the office space offers easy access to public transportation and is surrounded by various amenities. With its views and ample space it provides a comfortable and productive working environment for any business.

Contact us today to book your viewing

About Gzira

Gzira is a modern town that sits in a perfect spot on the north east coast of Malta between Sliema and



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Msida along the promenade of Marsamxett Harbour. It is a popular destination not only for tourists but also for many insurance iGaming and payment companies due to its beautiful seafront bustling cafes and restaurants and easy access to nearby attractions such as Valletta and St. Julian s. The town also boasts a number of cultural landmarks including the Manoel Theatre and the Gzira Parish Church. Gzira has an area of 1.0 km<sup>2</sup> and around 7 500 residents.

Distance to

Malta International Airport 5 km.

Valletta 2 km.

Gozo Ferry Cirkewwa 18 km.

Central Business District Mriehel 3 km.

The average annual rental price per square meter in Gzira usually varies by approximately 260.

Find all available offices in Gzira or contact Office Market for personal assistance.

**Prime Seafront Office for Sale in Gzira with Stunning Sea and Valletta Views**

This seafront office for sale in Gzira offers a prime location with panoramic views of the sea and the historic city of Valletta. Situated in a highly sought after area it provides easy access to a variety of amenities including restaurants cafes and shops making it an ideal spot for businesses looking to establish a prestigious address.

The seafront office for sale in Gzira features a versatile open plan layout along with two closed office rooms and two meeting rooms. It also includes a kitchenette three WC facilities a server room and a storage area. The seafront office for sale in Gzira is finished with high quality details like soffit ceilings and glass curtain walls providing ample natural light. The office is fully air conditioned and includes lift access ensuring comfort and convenience.

This seafront office for sale in Gzira is perfect for a high profile company with a team of 35 to 50 employees offering a spacious and productive working environment. Its prime location and modern amenities also make it a great investment opportunity in the commercial real estate market.

**How Investing in Commercial Property in Malta Makes Sense for Business Owners**

Investing in commercial real estate in Malta today presents several opportunities for high returns but as with any investment the return on investment ROI largely depends on a range of factors. Here s a detailed look into what businesses and investors should consider when evaluating ROI in Malta s current commercial property market.

Malta s real estate market has remained relatively strong over the past few years buoyed by consistent demand in commercial spaces due to the island s growth as a business hub. This includes sectors such as gaming finance IT technology and professional services which continue to drive demand for office and industrial spaces. Areas like Valletta Sliema and St. Julian s have traditionally been the top performing locations due to their accessibility status and infrastructure.

Air Conditioning

Back Up Generator

Balcony

Glass Curtain Wall

Lift Access

Network Cabling

Open Space

Seaview

Soffit Ceilings



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## Commun

Salle de bains: 3  
Pied carré fini: 335 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T1393/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1393/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mt45460539

