



## Commercial property for Sale in Swatar 700sqm



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 2,102,528.26

### Posizione

Nazione: Malta  
Pubblicato: 27/12/2024

### Descrizione:

Commercial property for sale in Swatar strategically located in a modern building.

This commercial property for sale features on each floor

Open space layout

Four closed office rooms

Five WC facilities

Kitchenette

Server room

Two internal yards

Industrial look finish

Air conditioning throughout

Network cabling

Private entrance and additional access from a separate street

Lift access

Six car spaces included interconnected to the office

Back up generator

Contact Office Market today to book your viewing

About Swatar

Swatar is a small and picturesque hamlet that is known for its charming streets and traditional Maltese architecture. It is conveniently located between the towns of Birkirkara and Msida making it easily accessible for residents and visitors alike. Commercial property in Swatar rents at a very attractive rate. Located close to the general hospital just off of Malta's busy bypasses and close to a renowned private school the town is well connected to the rest of Malta. With its strategic location businesses in this town can benefit from a steady flow of customers and clients.



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Distance from key locations Malta International Airport 4.4 km

Valletta 3.1 km

Sliema 2.6 km

Cirkewwa Ferry Terminal to Gozo 17.2 km

Mrieħel 1.5 km

Commercial Property for Sale in Swatar

This commercial property for sale strategically located in the heart of Swatar offers an excellent opportunity for businesses looking for a functional and well positioned space.

The space spans multiple floors each designed for flexibility and efficiency. Each floor features a spacious open layout offering ample room for various business setups. This open space allows businesses to tailor the area to suit their specific requirements whether for an open plan office collaborative workspaces or even a retail setup.

Additionally the commercial property for sale includes four closed office rooms providing private spaces for meetings management teams or individual work ensuring privacy and a focused working environment. There are five well placed WC facilities spread across the floors ensuring comfort and accessibility for employees and visitors. A kitchenette is also included providing an essential amenity for employees to prepare meals or refreshments without having to leave the building contributing to a productive and comfortable working environment.

For businesses with a significant IT infrastructure the property comes equipped with a dedicated server room offering a secure and isolated space for your servers and tech systems. Additionally the commercial property for sale includes two internal yards offering additional outdoor space for various purposes such as storage employee gatherings or ventilation.

With an industrial look finish the property offers a modern stylish environment that conveys a professional image. The sleek design incorporates raw materials like concrete floors and exposed fixtures giving the space a distinctive and trendy feel. Air conditioning is installed throughout the building ensuring a comfortable temperature for employees and clients throughout the year especially during the hot summer months. The property also comes with network cabling allowing for easy setup of office networks and fast internet connectivity.

The building has been designed with accessibility in mind offering a private entrance as well as an additional access point from a separate street making it easy for employees and clients to enter the property. Lift access ensures that all floors are easily accessible providing convenience for all individuals including those with mobility challenges.

A standout feature of this commercial property is the inclusion of six dedicated car spaces all conveniently connected to the office space. Additionally the commercial property for sale is equipped with a back up generator ensuring that business operations can continue smoothly in the event of a power outage making it especially reliable for companies that need to maintain consistent operations.

Air Conditioning

Back Up Generator

Car Spaces Included

CCTV System

Exposed Ceiling

High Ceilings

Lift Access

Network Cabling

Offices With Yard



Open Space  
Private Entrance  
View Building

## Comune

Bagni: 10  
Finito piedi quadrati: 700 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GSAZ-T12872/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T12872/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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