



## Seafront Office Unit for Sale in St Julians 172sqm



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 778,503.71

### Locatie

Aanbevolen Auto Onderdelen:	Malta
Geplaatst:	01-04-2024
Omschrijving:	

Seafront office unit for sale in St Julians enjoying an open sea view of Spinola Bay. This brand new seafront office unit for sale features

Open space layout

Two closed office rooms

Core shell

Large apertures overlooking the bay

This seafront office unit for sale is ideal for a business looking for a prime location or as a rental investment. This seafront commercial property is not only an excellent option for companies seeking a headquarters with a view but also a lucrative opportunity for those considering rental investments.

St Julians is a popular tourist destination on the east coast of the Mediterranean island of Malta located close to Sliema Msida and Gzira and is one of the busiest commercial and urban hubs in Malta. It is known for its vibrant nightlife with numerous bars clubs and restaurants lining the streets. St. Julian s also offers a variety of water sports activities and is home to several beaches including St. George s Bay and Balluta Bay.

This seaside town is one of the most prestigious places to set up your business quarters in Malta. The iGaming aviation banking payment employment and technology sectors are drawn to this region.

Distance from key locations Malta International Airport 6 km.

Valletta 2.6 km.

Gozo Ferry Cirkewwa 17 km.

Central Business District Mriehel 3.2 km.

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

Prime Seafront Office Unit for Sale in St Julian s with Stunning Spinola Bay Views

A brand new seafront office unit for sale is available in St Julians offering breathtaking open views of Spinola Bay. This seafront office unit for sale features a versatile open plan layout two enclosed office



rooms and a core shell design with expansive apertures that maximise natural light and showcase the scenic bay view.

This seafront office unit for Sale is perfect for businesses seeking a prestigious headquarters in a prime location or investors looking for a high demand rental property. Its strategic seafront position makes it a lucrative investment opportunity ideal for generating rental income in one of Malta's most sought after commercial hubs.

#### How to Start an Office Purchase Search in Malta

Starting an office purchase search in Malta can be an exciting but complex journey. With a wide variety of office spaces available for sale it's important to take a strategic approach to find the right property for your business. Here are the key steps to guide you through the process Define Your Requirements.

Before beginning your search clearly define your business needs. Consider factors such as the desired office size square footage the number of employees you plan to accommodate and the type of office layout you prefer open plan separate offices etc. . Additionally decide if you need specific features like parking spaces meeting rooms or specialized facilities.

Set a Budget. Establish a clear budget for purchasing an office. Take into account not only the initial purchase price but also other associated costs such as maintenance fees taxes insurance and any renovation costs.

Choose the Right Location. The location of your office is crucial to your business's success. Decide which area in Malta is best suited to your operations. Consider the proximity to public transport main roads and business hubs such as Mriehel Sliema or Valletta. Think about whether you want to be near key clients suppliers or other businesses as well as the convenience for your employees.

Conduct Market Research. Understanding the current property market in Malta is essential. Explore different neighbourhoods and investigate the types of office properties available for sale within your budget. Online platforms real estate websites and local property listings are excellent resources.

Additionally a commercial real estate agent can help you find off market properties advise on market trends and guide you through the purchasing process to ensure you get the best deal possible.

Lift Access

Open Space

Seaview

### Algemeen

Afgewerkte vierkante meter: 172 m<sup>2</sup>

### Lease terms

Date Available:

### Additionele informatie

Website URL: [http://www.arkadia.com/GSAZ-T1151/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1151/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: mt44201434



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