



## New Office For Sale In Ta Xbiex 386sqm



### Agent Info

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

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 1,250,151.94 |

### Locatie

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

New ground floor office for sale in Ta Xbiex located in the main commercial area just off the promenade. This office for sale in Ta Xbiex features

386sqm of office space spread over two floors

193sqm basement storage car spaces

Large glass window overlooking the street

Private entrance and direct access

Car lift

This new ground floor office for sale in Ta Xbiex is ideal for a medium sized business or as a satellite office or also as a rental investment.

About Ta Xbiex

Ta Xbiex is a former fishing village that has grown and became its own parish in 1969. Ta Xbiex is a small area of 0.8 km<sup>2</sup> 0.3 sq mi with a population of approximately 1 642 people. It is located on the eastern coast of Malta between the towns of Gzira and Msida. Despite its small size it s housing a several foreign embassies The embassies of Egypt Germany Greece Ireland Italy and Spain are located here to mention a few.

In addition to the embassies and marina there are also several restaurants cafes and shops that cater to visitors.

Distance to main locations Malta International Airport 4.5 km.

Valletta 4.5 km.

Gozo Ferry Cirkewwa 18 km.

Central Business District Mriehel 3.2 km. The annual rental price per square meter in Ta Xbiex usually varies at approximately of 236.

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



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## New Ground Floor Office for Sale in Ta Xbiex

A brand new ground floor office for sale in Ta Xbiex situated in the main commercial area just off the promenade. This property offers 386 sqm of office space spread over two floors along with 193 sqm of basement storage or car spaces. The office for sale in Ta Xbiex features a large glass window overlooking the street providing excellent visibility as well as a private entrance with direct access and a car lift. This versatile space is perfect for a medium sized business a satellite office or as a rental investment in a prime location.

## How to Choose the Right Commercial Real Estate Agent for Your Large Business in Malta

To test if your commercial real estate agent is good you should assess their professionalism knowledge and ability to meet your specific needs. Here are key factors to consider when evaluating a commercial real estate agent s effectiveness

**Understanding of Your Needs** A good agent should take the time to understand your business its goals and specific requirements for office space. This includes your budget preferred location size of space lease terms and any other must have features. They should ask insightful questions to ensure they are fully aligned with your business needs.

**Market Knowledge** A competent agent should have a solid understanding of the local market trends including rental rates demand availability and emerging areas. Ask them about the latest trends in the commercial real estate market in Malta and see if they provide relevant up to date information.

**Proactivity and Responsiveness** Good agents are proactive. They should not only react to your requests but also anticipate potential issues and opportunities before they arise. Test their responsiveness by sending inquiries and observing how quickly they reply and whether their answers are thorough and helpful. An agent that quickly returns calls or emails and addresses concerns in a timely manner is a strong asset.

**Negotiation Skills** A key trait of a skilled commercial real estate agent is their ability to negotiate favorable terms for you. During the process assess how well they advocate for your interests. Are they pushing for the best possible rental rates favorable lease terms and contingencies that protect your business

Car Spaces Included

Exposed Ceiling

Ground Floor

Lift Access

Open Space

Private Entrance

Storage

View Building

## Algemeen

Afgewerkte vierkante meter: 386 m<sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/GSAZ-T1170/?utm\\_camp](http://www.arkadia.com/GSAZ-T1170/?utm_camp)



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### Contact information

IMLIX ID:

mt45460500

