



## 166 SQM Ground Floor Office For Sale in Balzan



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 479,603.74

### Location

Country: Malta  
Posted: Apr 01, 2024

#### Description:

Brand new ground floor office for sale in Balzan situated in an upcoming development with a very good passing trade. This ground floor office for sale in Balzan features

Open space layout

WC facility

Traditional Maltese features

Freehold

Additional space available

Garages available

This ground floor office for sale in Balzan is ideal as a rental investment or for a business looking to relocate in a prime location.

#### About Balzan

Balzan is a municipality in the Central Region of Malta one of the so called three villages together with Attard and Lija. Although Balzan's origins date back to the early 1400s it only became a separate parish from Birkirkara in the mid 1600s. As of 2021 the town registered a population of 4 774 inhabitants. Its central location and well connected infrastructure make it an ideal hub for commercial activities. The town is known for its charming streets historical buildings and vibrant community making it a sought after destination.

Distance from key locations in Malta Malta International Airport 5.4 km.

Valletta 5.4 km.

Gozo Ferry Cirkewwa 15.4 km.

Central Business District Mriehel 0.9 km.

Sliema 4.7 km.

Prime Ground Floor Office for Sale in Balzan



Nestled within a burgeoning development boasting excellent foot traffic this ground floor office for sale in Balzan presents an enticing opportunity. Featuring an open layout WC facility and charming traditional Maltese architectural elements it offers the allure of freehold ownership. Additional space and available garages enhance its appeal making this ground floor office for sale in Balzan an ideal choice for both rental investment and businesses seeking a relocation to a sought after locale.

### How Businesses Can Benefit from Having a Ground Floor Office in Balzan

Balzan located in the heart of Malta offers a unique mix of residential and commercial features that make it an attractive location for businesses looking to establish an outlet. Here are the main benefits businesses can gain by having an ground floor office for sale in Balzan

#### Access to a Local Upscale Market

Balzan s residential community is known for its affluent family oriented population providing businesses with an opportunity to target a higher income demographic. By opening an outlet in Balzan businesses can cater to this market offering products or services that align with their lifestyle and needs.

#### Proximity to Key Commercial Areas

Balzan s strategic location gives it easy access to nearby commercial hubs like Birkirkara Sliema and Valletta. Businesses in Balzan can benefit from the flow of potential customers traveling between these commercial areas. Being situated close to major roads and transport routes ensures that Balzan is well connected making it convenient for customers to visit the outlet.

#### Affordable Rent Compared to High Demand Areas

Renting an outlet in Balzan is typically more affordable than leasing properties in Malta s more densely commercialized areas such as Sliema or St. Julian s. This allows businesses to establish themselves in a prime location without incurring high overhead costs. Companies can allocate their resources to improving the customer experience or expanding their product offerings.

#### Reduced Competition

As Balzan is not as commercialised part of Malta as other more well known retail locations businesses in the area face less competition. This allows new outlets to stand out and build a loyal customer base. Moreover Balzan s mix of residential and commercial spaces ensures that businesses have a unique customer demographic to serve.

#### Increased Visibility and Brand Recognition

An outlet in a well trafficked area of Balzan can attract attention from passersby especially if the outlet is located on a busy street or near other popular businesses. Increased foot traffic combined with local word of mouth can significantly enhance brand recognition and customer loyalty.

#### Ground Floor

#### Maltese Features

#### Open Space

#### Optional Car Spaces

#### Private Entrance

#### View Building

### Common

Finished sq. ft.: 166 sq m

### Lease terms

Date Available:



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## Additional information

Website URL:

[http://www.arkadia.com/GSAZ-T1066/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1066/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

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