



## Available Office Block For Sale In Birkirkara 530sqm



### 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: EUR 1,435,000

### Location

Country: Malta  
Posted: Nov 06, 2024

#### Description:

Corner office block for sale in Birkirkara situated in a prime location and enjoying lots of exposure.

This commercial building features features

Showroom on the ground floor 125sqm internal

Three floors of a mix of open space and closed offices 135sqm internal each floor

Balconies on each floor

WC facility and kitchenette on each floor

Finishes to a high standard

Air conditioning throughout

Lift access

Including airspace

This office block for sale in Birkirkara is ideal as a headquarters for a business with 50 to 60 employees looking to be centrally located and close to all amenities or as a rental investment with over 5.5% yearly return.

Contact us today to book your viewing

About Birkirkara

Birkirkara abbreviated as B Kara is the largest oldest and most heavily populated city in the central region of Malta. It is the second most populated city on the island with 24 356 citizens.

Neighbouring the business hub of Mriehel Central Business District Birkirkara recently became a busy and diverse area. Known for its central location and excellent transport links Birkirkara is a sought after location for both locals and expats looking for convenient access to amenities and employment opportunities. With a range of office spaces available from modern offices to traditional townhouse style offices Birkirkara offers a diverse and vibrant community for businesses to operate efficiently.

In addition to its convenient location and transport links Birkirkara also offers a wide range of amenities



that cater to the needs of businesses and their employees. From shopping malls and restaurants to health care centres and recreational facilities B Kara provides a well rounded environment for both work and personal life.

Distance from key locations Malta International Airport 4.7 km.

Valletta 4.5 km.

Gozo Ferry Cirkewwa 16 km.

Central Business District Mriehel 0.15 km.

Prime Corner Office Block for Sale in Birkirkara

Nestled in a sought after location with ample exposure this corner office block in Birkirkara presents a promising investment opportunity.

Comprising a ground floor showroom spanning 125sqm internally along with three floors boasting a blend of open spaces and closed offices each floor measuring 135sqm internally this commercial building offers versatile spaces to suit diverse business needs.

Enhanced with balconies on each floor WC facilities and kitchenettes convenience is prioritized throughout the property.

The office block is adorned with finishes of superior quality ensuring a professional and modern aesthetic while air conditioning and lift access further enhance comfort and accessibility.

Additionally the sale includes airspace providing added value and potential for future development.

Air Conditioning

Balcony

Exposed Ceiling

Ground Floor

Lift Access

Open Space

Private Entrance

View Building

## Common

Bathrooms: 4

Finished sq. ft.: 530 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/GSAZ-T1215/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1215/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mt59442573



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