



## Site for Sale in Birkirkara 157sqm



### 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 664,853.53

### Location

Country: Malta  
Posted: Nov 14, 2024

#### Description:

Site for sale in Birkirkara located in the best area of the town enjoying a very good passing trade. This site for sale features plot measures 157 square meters

has permits for constructing four floors of offices

providing over 400 square meters of internal space upon completion

Additionally this site for sale is offered as a freehold property.

Get in touch for further information and viewings of this site for sale.

Find all available commercial properties in Birkirkara or contact Office Market for personal assistance.

#### 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.



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## Prime Site for Sale in Birkirkara

This exceptional site for sale located in the finest area of Birkirkara boasts excellent passing trade. With a plot size of 157sqm this site comes with permits for constructing four floors of offices offering over 400sqm of internal space once completed. Additionally this site for sale is offered as freehold making it an attractive investment opportunity.

## 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. A knowledgeable agent should be able to recommend areas that fit your requirements and explain the pros and cons of different neighborhoods.

**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 Strong negotiation skills are essential in securing an advantageous deal.

Optional Car Spaces

View Open

## Common

Finished sq. ft.: 400 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/GSAZ-T1319/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1319/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mt45460502



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