



## Two Floor Seafront Office is For Sale In Gzira 770sqm



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 6,004,543.53

### Ubicación

País:	Malta
Publicado:	03/04/2025

#### Descripción:

A two floor seafront office is for sale in Gzira enjoying an open view of the sea and Valletta. This 770 m2 office space is situated in a prime location with easy access to public transportation and nearby amenities.

This two floor seafront office is for sale in Gzira features

Two floors of open spaces total 770 m2

Several closed offices

Three meeting rooms

Two board rooms

Two kitchenettes one per floor

6 WC facilities three per floor

Storage room

Server room

Terrace

Balcony

Finished including soffit ceiling

Glass curtain walls

Air conditioning throughout

Lift access

This two floor seafront office is for sale in Gzira and is ideal for a high profile company with 35 to 50 employees looking for a prime address.

About Gzira

Gzira is a modern town that sits in a perfect spot on the north east coast of Malta between Sliema and Msida along the promenade of Marsamxett Harbour. It is a popular destination not only for tourists but



also for many insurance iGaming and payment companies due to its beautiful seafront bustling cafes and restaurants and easy access to nearby attractions such as Valletta and St. Julian s.

Distance to

Malta International Airport 5 km.

Valletta 2 km.

Gozo Ferry Cirkewwa 18 km.

Central Business District Mriehel 3 km.

The average annual rental price per square meter in Gzira usually varies by approximately 260.

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

Spacious Two Floor Seafront Office is for Sale in Gzira with Panoramic Sea and Valletta Views

A premium two floor seafront office is for sale spanning 770 m2 is available for sale in Gzira offering stunning open views of the sea and the historic city of Valletta. Located in a prime area with excellent public transport links and proximity to key amenities this modern office space is designed to provide a comfortable and inspiring work environment.

The two floor seafront office is for sale features two expansive floors of open plan spaces complemented by several closed offices three meeting rooms and two boardrooms. Each floor is equipped with a kitchenette three WC facilities and additional amenities such as a storage room server room and a terrace.

The two floor seafront office is for sale is finished to a high standard including soffit ceilings glass curtain walls and full air conditioning throughout. Lift access and ample natural light enhance the appeal of this sophisticated workspace.

This two floor seafront office is for sale is perfect for a high profile company with a team of 35 to 50 employees offering a prestigious address in one of Malta s most sought after commercial locations.

How Investing in Commercial Property in Malta Makes Sense for Business Owners

Investing in commercial real estate in Malta today presents several opportunities for high returns but as with any investment the return on investment ROI largely depends on a range of factors. Here s a detailed look into what businesses and investors should consider when evaluating ROI in Malta s current commercial property market.

Malta s real estate market has remained relatively strong over the past few years buoyed by consistent demand in commercial spaces due to the island s growth as a business hub. This includes sectors such as gaming finance IT technology and professional services which continue to drive demand for office and industrial spaces. Areas like Valletta Sliema and St. Julian s have traditionally been the top performing locations due to their accessibility status and infrastructure.

Key ROI Factors in Commercial Property Investment in Malta

Location

The location of the commercial property plays a pivotal role in ROI. Premium areas like Valletta and Sliema command higher rental rates but properties in these locations can also offer higher upfront costs. On the other hand more affordable areas such as Birkirkara and Mosta may provide opportunities for higher rental yields relative to the investment cost which could result in better long term returns.

Property Type

Offices retail spaces and industrial properties all yield different returns. Office space in prime locations is often seen as a secure long term investment with good rental income. Retail spaces particularly in high traffic areas can provide attractive returns but may come with more volatility due to market trends and consumer behavior.

Capital Appreciation

Over the last decade property values in Malta have steadily appreciated making commercial property a



sound long term investment. However ROI can be influenced by market cycles and economic factors such as interest rates inflation and demand for space.

Air Conditioning

Back Up Generator

Balcony

Glass Curtain Wall

Network Cabling

Open Space

Seaview

Soffit Ceilings

Terrace

## Común

Baños: 6

Pies cuadrados terminados: 700 m2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/GSAZ-T1119/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1119/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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