



## 135SQM Office For Sale In Birkirkara



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 361,366.92

### Location

Pays:	Malte
Soumis:	01/04/2024

#### Description:

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

Open space

Three closed offices

Three Balcony 20sqm total

WC facility

Kitchenette

Finishes to a high standard

Air conditioning throughout

Lift access

Additional floors available

This office for sale in Birkirkara is ideal for a business with 10 to 15 people 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 on this office for sale in Birkirkara

#### About Birkirkara

Birkirkara abbreviated as B Kara is the largest oldest and most heavily populated city in the central region of Malta.

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 for Sale in Birkirkara

Nestled in a highly sought after location with excellent visibility this office for sale in Birkirkara boasts an open space layout three closed offices and three balconies totaling 20sqm. Other features include a WC facility kitchenette high standard finishes air conditioning throughout lift access and the option for additional floors. This office for sale in Birkirkara is ideal for businesses with 10 to 15 employees seeking centralization and proximity to amenities or as a rental investment yielding over 5.5% annual return.

Why Choose Central Malta for Your New Office Space

Central Malta offers several compelling reasons for businesses looking for an ideal office location

Strategic Location

Central Malta including Mriehel Birkirkara and Hamrun is perfectly positioned with easy access to key areas like Valletta Sliema and St. Julian s.

Affordability

Office space in central Malta is more cost effective compared to prime areas like Sliema or St. Julian s giving you the benefit of a central location without the higher rental costs.

Access to Talent

With many educational institutions nearby central Malta is an attractive area for businesses looking to hire skilled professionals offering access to a pool of talent.

Public Transport Connectivity

Well served by public transport central Malta provides easy access to bus routes taxis and future metro services making it convenient for employees and clients.

Proximity to Government Services

Central Malta provides close access to government offices making it an ideal location for businesses that need to liaise with governmental entities regularly.

Quality Amenities

Central Malta is home to many restaurants cafes shops and gyms offering a range of amenities for employees and clients.

Future Growth Potential

Ongoing infrastructure development ensures that central Malta will continue to grow offering long term benefits for businesses in the area.

Central Malta s modern infrastructure combined with its proximity to residential areas vibrant cultural sites and a thriving expat community makes it a highly attractive location for businesses looking to grow and expand. Whether you need a professional office for your team or a location to network and connect with clients central Malta provides the perfect setting for your business to thrive.

Air Conditioning

Balcony

Exposed Ceiling

Lift Access



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Open Space  
View Building

## Commun

Pied carré fini: 135 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T1191/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1191/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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