



## Corner Office Villa for sale in Birkirkara 425sqm



### Information de l'agent

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

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 985,630.72

### Location

Pays: Malte  
Soumis: 02/04/2024

### Description:

Office villa for sale in Birkirkara located in a prime area enjoying loads of exposure. This building from 1898 features

Large entrance hall

Several closed offices rooms spread over two floors

Bathrooms on each floor

Backyard

Side separate entrance

High ceilings

Finished needs renovation

Traditional Maltese features

Permits to develop the yard and additional receded floor

Freehold

This office villa for sale in Birkirkara is ideal as a headquarters for a high profile business or as an investment.

Contact Office Market 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.



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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.

Historic Office Villa for Sale in Birkirkara Prime Location

Discover this historic office villa for sale in Birkirkara situated in a prime area with excellent exposure. Built in 1898 this office villa for sale in Birkirkara features a grand entrance hall and multiple closed offices rooms spread over two floors offering ample space for business operations. With bathrooms on each floor a backyard and a separate side entrance this villa provides both functionality and charm. Enjoy the traditional Maltese features and high ceilings though it requires renovation to reach its full potential. Additionally the office villa for sale in Birkirkara comes with permits to develop the yard and add an additional receded floor. Offered as freehold this office villa for sale in Birkirkara is ideal as a headquarters for a high profile business or as an 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.

Balcony

High Ceilings

Offices With Yard

Private Entrance

Terrace

View Building

## Commun

Salle de bains:

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Pied carré fini: 425 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/GSAZ-T1284/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1284/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mt45460495

