



Large Office for Sale in Gzira 564sqm



Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,968,905.7

Location

Pays:	Malte
Soumis:	03/04/2025

Description:

Large office for sale in Gzira located in a recently renovated business centre enjoying multiple entrances. This large office for sale features

Two large open spaces

Meeting rooms

Large kitchenette

Five WC facilities

Server room

Finishes to a high standard

Air conditioning throughout

Raised flooring

Network cabling CAT6

Direct access from the street and separate access from the common area

Back up generator

This large office for sale is ideal for a business looking to expand in a prime location or as a rental investment.

About Gzira

This modern town 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. The town also boasts a number of cultural landmarks including the Manoel Theatre and the Gzira Parish Church. Gzira has an area of 1.0 km2 and around 7 500 residents.

Distance from key locations Malta International Airport 5 km.

Valletta 2 km.

Gozo Ferry Cirkewwa 18 km.

Central Business District Mriehel 3 km.

On average office rent in Gzira is 260 per square metre per year.

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

Large Office for Sale in Renovated Gzira Business Centre

Explore this large office for sale situated in a recently renovated business center in Gzira offering multiple entrances for added convenience. The office comprises two large open spaces meeting rooms a spacious kitchenette and five WC facilities catering to various business needs. Enhanced with high standard finishes air conditioning throughout and raised flooring it ensures a comfortable working environment.

Equipped with network cabling CAT6 and a server room it meets modern technological requirements.

With direct access from the street and a separate entrance from the common area accessibility is optimised. Additionally a backup generator adds reliability to operations. This large office for sale is ideal for businesses seeking expansion or as a lucrative rental investment this large office for sale presents an opportunity in a prime location.

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

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 payments shipping and yachting 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.

However in recent years there has been an increased interest in emerging areas like Mriehel Malta's Central Business District and Birkirkara as these locations offer lower entry costs compared to the prime areas with good access to transport and amenities. Investing in properties in these areas can offer a higher ROI in the long term as demand continues to rise and these areas benefit from ongoing development and improvements in 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.

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. Industrial properties such as warehouses have been in demand due to e-commerce growth and their rents can offer solid returns.

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

Glass Curtain Wall

Ground Floor



Lift Access
Network Cabling
Open Space
Raised Flooring
View Building

Commun

Salle de bains: 5
Pied carré fini: 564 m²

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/GSAZ-T1058/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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