



## Office Block for Sale in Malta, Ta Xbiex 240sqm



### 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 1,413,047.37 |

### Location

|         |            |
|---------|------------|
| Pays:   | Malte      |
| Soumis: | 15/04/2025 |

#### Description:

Office block for sale in Malta Ta Xbiex situated in one of the most sought after villa areas on the island.

This office block for sale in Malta features

Four floors of offices mix of closed and open space offices

Two separate entrances

Two WC facilities

Large kitchenette with yard

Terrace on the top floor

Finishes to a high standard

Air conditioning throughout

Party furnished

This office block for sale in Malta Ta Xbiex is ideal for a company with multiple departments looking for a prime address.

#### About Ta Xbiex

Ta Xbiex a former fishing village that has grown and became its own parish in 1969. Ta Xbiex is a small area of 0.8 km<sup>2</sup> 0.3 sq mi with a population of approximately 1 642 people. It is located on the eastern coast of Malta between the towns of Gzira and Msida. Despite its small size this town is known for housing a several foreign embassies The embassies of Egypt Germany Greece Ireland Italy and Spain are located here to mention a few.

Distance to Malta International Airport 4.5 km.

Valletta 4.5 km.

Gozo Ferry Cirkewwa 18 km.

Central Business District Mriehel 3.2 km.

The annual rental price per square meter in Ta Xbiex usually varies at approximately of 236.



## Office Block for Sale in Malta Ta Xbiex Prime Location and Spacious Design

This office block for sale in Malta Ta Xbiex is located in one of the island's most desirable villa areas offering an exclusive and prestigious setting for any business. Spread across four floors the office block features a well thought out mix of closed and open space offices providing flexibility for companies of all sizes and industries. Whether you need collaborative open plan spaces or private individual offices this property offers the versatility to meet a variety of business requirements.

The Office block for sale in Malta is equipped with two separate entrances allowing easy access for different departments or teams while maintaining privacy and smooth workflow. Two WC facilities are strategically placed throughout the building ensuring convenience for employees and visitors. A large kitchenette with a yard offers an additional space for staff to relax and recharge fostering a productive and comfortable environment.

The highlight of the building is the spacious terrace on the top floor offering panoramic views of the surrounding area making it an ideal spot for breaks meetings or entertaining clients. The office block for sale in Malta is finished to a high standard with quality materials and modern design elements ensuring that the space reflects a professional and sophisticated image. Air conditioning is installed throughout the building maintaining a comfortable working atmosphere in all seasons while the office is partially furnished allowing for a quick and easy move in experience.

### Why Malta

Choosing Malta as your business's headquarters offers numerous advantages making it an attractive destination for companies looking to establish a presence in Europe the Mediterranean and beyond. Here are several compelling reasons why Malta could be the ideal location for your business

#### EU Member State

As a member of the European Union Malta provides businesses with full access to the EU's single market which includes over 450 million consumers. This ensures that companies headquartered in Malta can operate freely across EU borders benefitting from the EU's trade agreements regulations and intellectual property protections.

#### Attractive Tax System

Malta offers one of the most competitive and business friendly tax systems in Europe. The country has a full imputation system for taxation which means that foreign investors can benefit from tax refunds of up to 6/7ths of the corporate tax paid. Additionally there are various tax incentives available for startups research and development and intellectual property holding companies.

#### Air Conditioning

#### Alarm System

#### Balcony

#### Ground Floor

#### Network Cabling

#### Offices With Yard

#### Open Space

#### Partly Furnished

#### Private Entrance

#### Terrace

#### View Building

## Commun



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Salle de bains: 2  
Pied carré fini: 240 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T71005/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T71005/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mt61526112

