



## Duplex Office Space For Sale In Birkirkara 470sqm

### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,437,097.3

### Location

Country: Malta  
Posted: Apr 03, 2025

#### Description:

Duplex office space for sale on plan in Birkirkara strategically located on a principle road with easy access from most areas. This duplex office space for sale will feature

- Open space on each floor
- Closed office on each floor
- Three WC facilities on each floor
- Storage on each floor
- Large apertures overlooking the street
- Shell finishing packages available
- Lift access
- Optional car spaces
- Freehold

This duplex office space for sale in Birkirkara is ideal for a business with 40 to 50 employees or as a rental investment with a 5% yearly return once finished.

Contact us today to book your viewing

Completion date Q2 2025

#### 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 populous on the island with a population of 24 356.

Neighboring the business hub of Mriehel Central Business District Birkirkara is a popular area in Malta. 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.

Modern Duplex Office Space for Sale in Birkirkara

Situated on a principal road for easy accessibility this duplex office space for sale in Birkirkara offers a strategic location. Each floor features open space closed offices three WC facilities and storage. With large apertures overlooking the street shell finishing packages available lift access and optional car spaces this duplex office space for sale is ideal for a business with 40 to 50 employees or as a lucrative rental investment with a 5% yearly return.

Birkirkara is an ideal office location in Malta for several reasons

Central Location Easily accessible from key areas like Valletta Sliema and the airport.

Affordable Real Estate Offers more cost effective office spaces compared to more expensive areas like Sliema or St. Julian s.

Business Hub A thriving area with various businesses creating networking opportunities.

Proximity to Key Areas Close to industrial zones and government institutions.

Growing Infrastructure Ongoing development improves accessibility and facilities.

Cost Effective Living More affordable living options for employees.

Commercial Opportunities Variety of commercial spaces available for businesses.

Birkirkara offers a strategic affordable and well connected location making it an excellent choice for businesses seeking growth and long term potential.

Discover Office Spaces for Rent in Malta Ideal Commercial Properties for Your Business

Renting an office in Malta offers businesses a convenient base in this Mediterranean hub. With a range of options from modern co working spaces to furnished serviced offices and traditional office setups there s something to suit every business need.

Malta s attractive tax rates and strategic location have made it a popular choice for international companies expanding into Europe. The island s modern offices cater to both startups and established businesses making it a sought after destination for office space.

Our platform offers diverse commercial properties including office villas executive spaces co working hubs and standalone offices. For more information or to find your ideal office space contact us at ... or call ...

Balcony

Core Shell

Lift Access

Open Space

Optional Car Spaces

Storage

View Building

Wheel Chair Accessible

## Common



Bathrooms: 6  
Finished sq. ft.: 470 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T1175/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1175/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mt53572142

