

Office Block in St Julian's



St Julian's, Sliema and St Julians Surroundings



€350

Reference No: 240011172-1145

 Total Rooms: **0**

 Bathrooms: **0**

 Floor Area (m²) : **0**

 Bedrooms: **0**

Office Block - For Rent - St Julian's

ST.JULIAN'S - A unique, state of the art business centre, having environmentally sustainable design features; situated close to the seafront, and all amenities. It has an allocation of 11,000SqM of office space, designed for an open-plan layout, ensuring top capacity and flexibility. The ecologically friendly implementation of terraces with vegetation on the facade of the project is irrigated with recycled water from the A/C units; in addition to creating a private outdoor meeting space, where meetings could be held outside, surrounded by vegetation. The smart planning of this office block utilized the latest building designs and materials, which means the running costs and the common area costs will be kept at a minimum. A recycling and trash management program, as well as service loading and unloading dock with goods lift are also included. Finishes include air-conditioning, gypsum works, plaster and painting, fire security (without sprinklers), electricity and plumbing, suspended ceiling tiles, bathrooms with option of showers, raised flooring and much more. Furthermore, this block includes generators, 24 hour access, security and CCTV monitored by a security/car park attendance; and a car park with 450 car spaces, which is the 1st of its kind in Malta, having a parking system that works through license plate recognition technology, where one simply drives in and out of the car park. Situated within this block is a supermarket, retail outlets, a food court, a restaurant/lounge bar, a fitness club (membership based and subcontracted to operator), a child day care centre, and a roof garden. One of a kind. Definitely not to be missed!

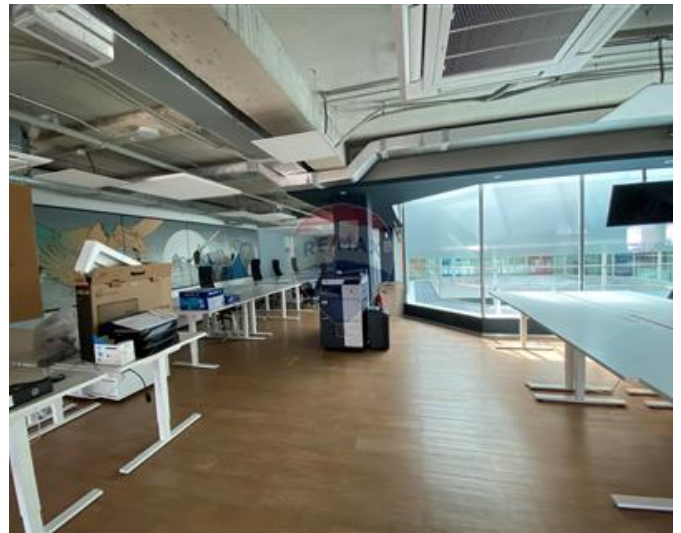
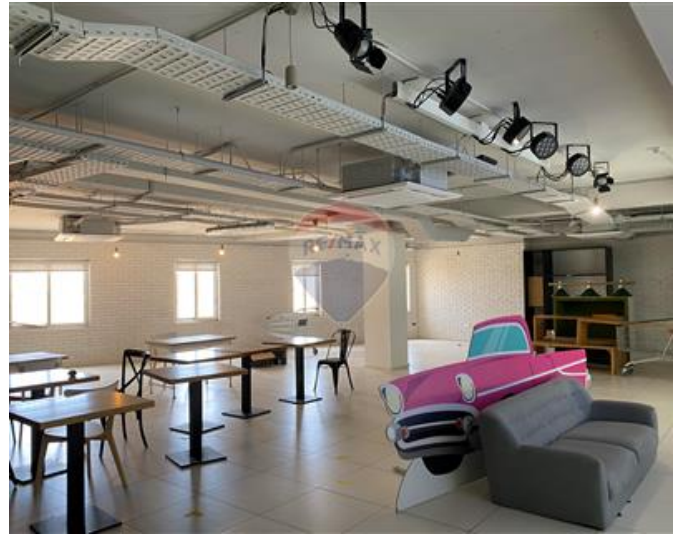
Features

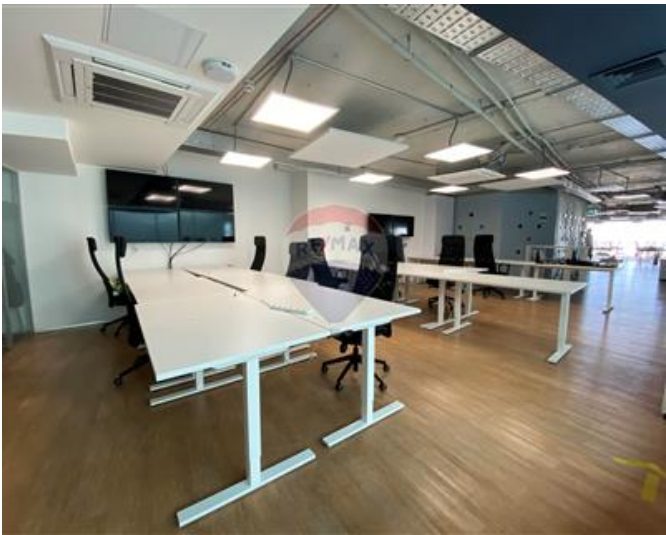
✓ Pool

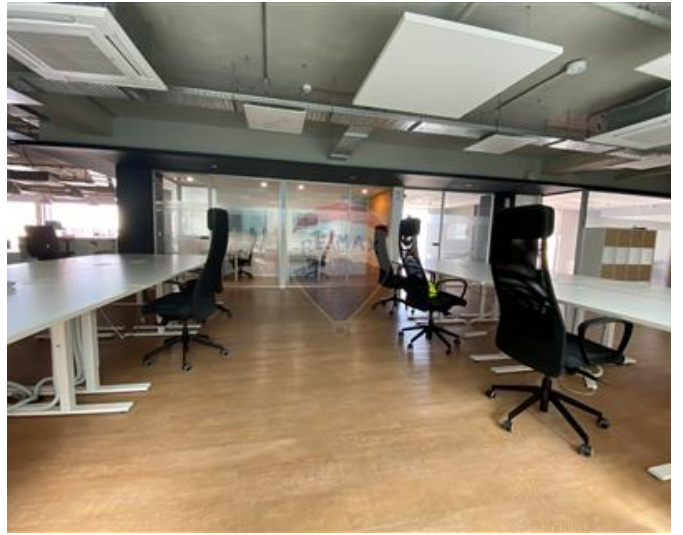
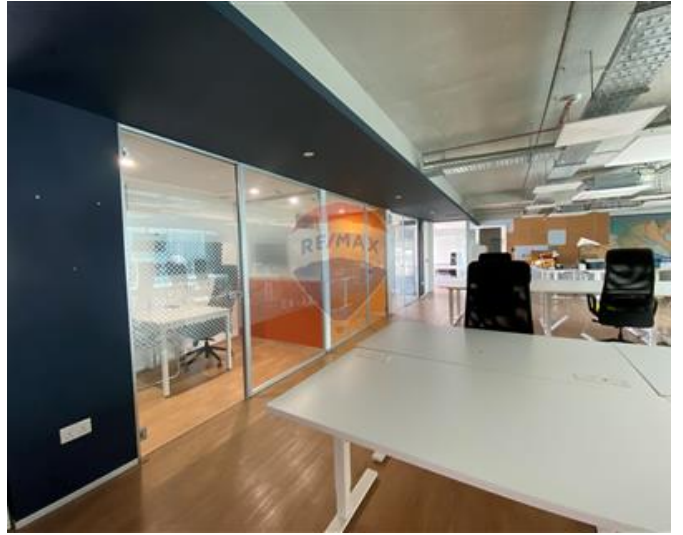
✓ Terrace

Rooms

Gallery











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