

# Office Space in San Gwann



## San Gwann, Sliema and St Julians Surroundings



**€5,475**

Reference No: 240011172-8210

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **419**

 Bathrooms: **2**

 Bedrooms: **0**

# Office Space - For Rent - San Gwann

A Bright, Modern Corporate Space with Expansive Panoramic view into a sophisticated high-performance corporate environment. Located on an exclusive penthouse level, this turnkey workspace beautifully blends private executive offices with light-filled, open-plan collaborative areas designed to maximize productivity. Massive Wrap-Around Terrace: A stunning, expansive paved outdoor penthouse terrace overlooking wide panoramic views—perfect for corporate networking, client events, or employee breaks. Impress your clients in a sleek, glass-enclosed conference room featuring floor-to-ceiling windows that maximize natural daylight. A spacious, modern staff kitchen area equipped with plenty of cabinetry, prep space, and immediate glass-door access to the terrace. Offers 6 private offices for focused work, central desk spaces, a standalone IT Room, a dedicated Reception zone, and abundant built-in storage closets. Private Lobby Entrance with dedicated Staircase and high-speed Lift access Dual Restrooms fully integrated into the floor plan. Fully air-conditioned with modern, ceiling-mounted climate control units.

## Features

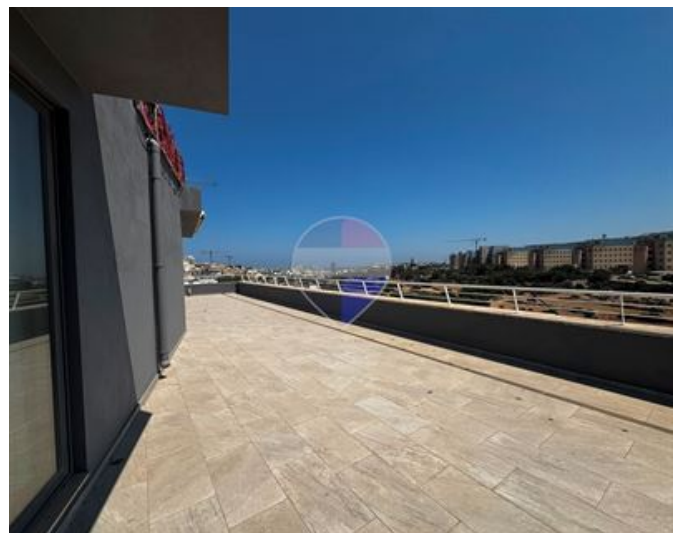
- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ A/C
- ✓ Passenger Lift
- ✓ Partially Furnished
- ✓ Air Space
- ✓ Roof Terrace
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ Server Room
- ✓ Double Glazed
- ✓ Terrace
- ✓ Balcony

## Rooms

- ✓ Kitchen : 1 x 1 m (1 m2)
- ✓ Office / Study : 1 x 1 m (1 m2)
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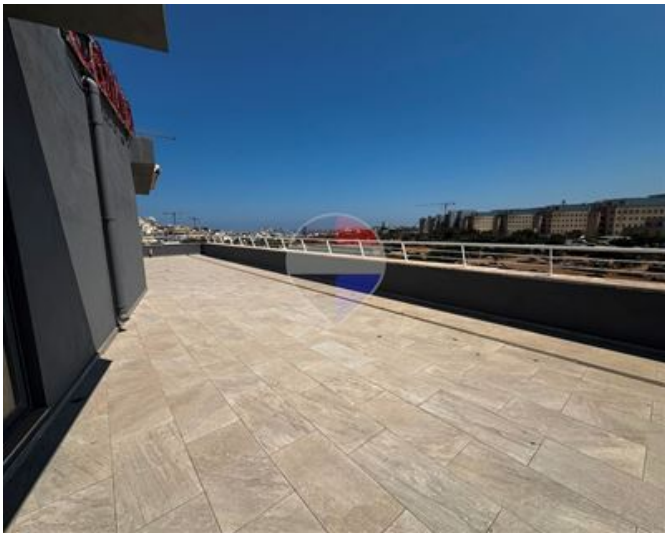
- ✓ Bathroom : 1 x 1 m (1 m<sup>2</sup>)
- ✓ Bathroom : 1 x 1 m (1 m<sup>2</sup>)
- ✓ Box Room : 1 x 1 m (1 m<sup>2</sup>)

# Gallery



















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