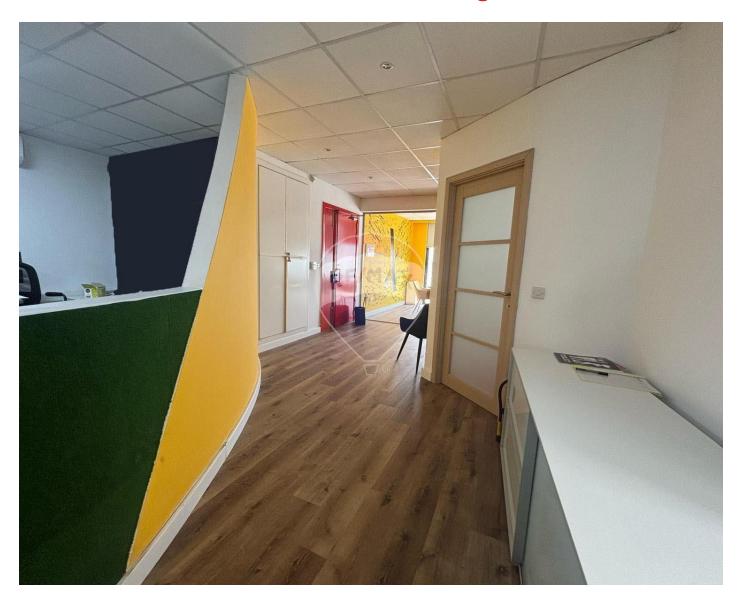
## Office Space in Gzira



#### Gzira, Sliema and St Julians Surroundings



€950,000

Total Rooms: 11

Bathrooms: 2

Floor Area (m<sup>2</sup>): 300

Reference No: 240041048-330

Bedrooms: 0

## Office Space - For Sale - Gzira

Gzira – For sale two separate offices, and the overlying airspace with the potential for further development, are now available in a prime Gzira location. The lower office, located on the third floor, opens to a welcoming visitor lobby with convenient access to both men's and women's restrooms. Down the corridor to the left, the layout includes six private offices, three situated before a fully equipped kitchen, and another three extending toward the back. These rear offices enjoy access to balconies, providing ample natural light and a touch of outdoor space. The fourth floor, serving as the penthouse level, features a spacious executive office complete with a private restroom and direct access to a generously sized front terrace. A boardroom is also included, ideal for meetings or hosting clients and team gatherings with a back balcony. This property also comes with full ownership of its airspace, offering excellent potential for future development.

#### **Features**

- ✓ Lift
- Water Utility
- Soffit Ceilings
- Double Glazed
- Balcony

- Parquet Floor
- Electricity Utility
- ✓ A/C
- Terrace
- ✓ Alarm System

### Rooms

- Office / Study : 3.1 x 5.5 m (17.05 m2)
- Office / Study : 3.2 x 5.5 m (17.6 m2)
- Office / Study : 3.2 x 7 m (22.4 m2)
- ✓ Kitchen: 3 x 3.1 m (9.3 m2)
- Kitchen/Living/Dining: 5.2 x 5 m (26 m2)
- Office / Study : 3.5 x 3.5 m (12.25 m2)
- Office / Study : 3.5 x 4.2 m (14.7 m2)
- Office / Study : 3.5 x 5 m (17.5 m2)
- Office / Study : 6.3 x 18 m (113.4 m2)
- Open Space : 7.1 x 4.5 m (31.95 m2)

✓ Open Space : 1.2 x 6.4 m (7.68 m2)

✓ Guest Toilet: 3.3 x 2.8 m (9.24 m2)

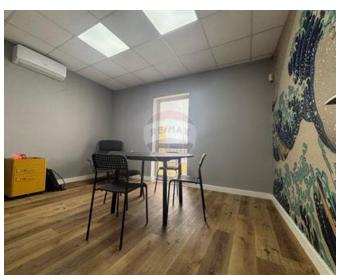
✓ Guest Toilet : 1.5 x 2 m (3 m2)

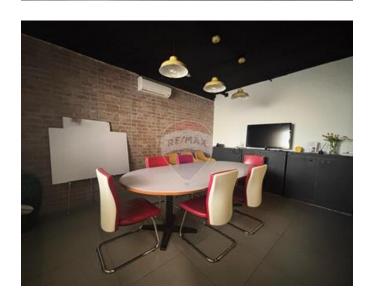
# **Gallery**















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