

# Office Block in San Gwann



San Gwann, Sliema and St Julians Surroundings



**€2,500,000**

Reference No: 240081103-503

 Total Rooms: 11

 Floor Area (m<sup>2</sup>) : 70

 Bathrooms: 2

 Bedrooms: 0

# Office Block - For Sale - San Gwann

High-spec. High-efficiency. High-prestige. This is a rare opportunity to acquire a fully finished, 7-story commercial block where every detail—from climate control to accessibility—has already been handled. Whether you are looking for a flagship headquarters or a high-yield rental investment.

## Features

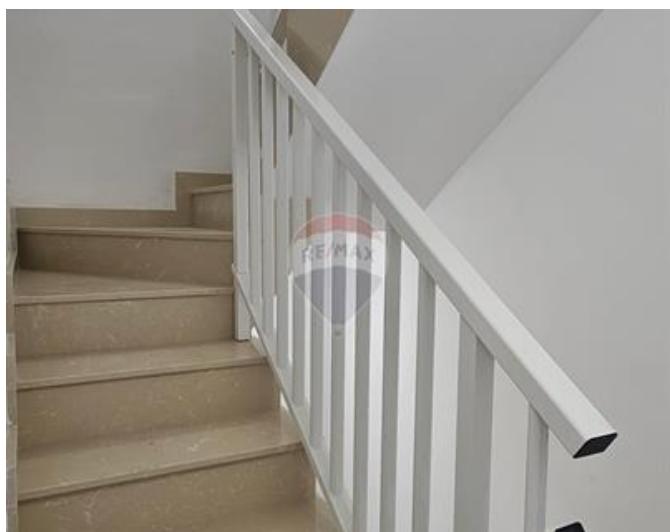
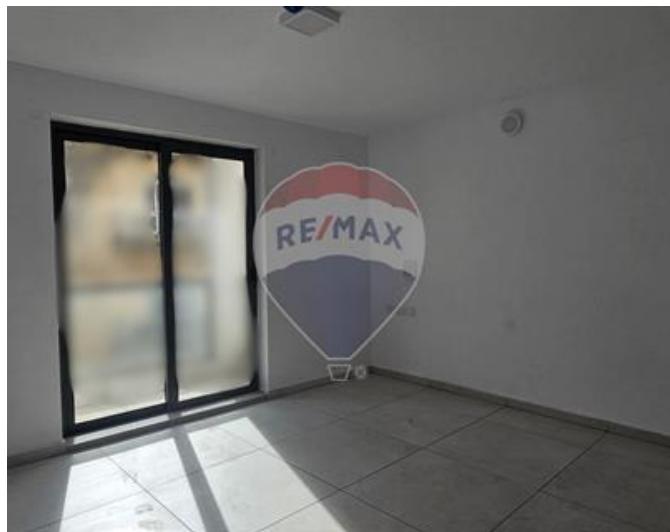
- ✓ Lift
- ✓ En Suite
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Service Lift
- ✓ Terrace
- ✓ Balcony
- ✓ Waste Room
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ PVC Piping
- ✓ Fire Safety
- ✓ Double Glazed
- ✓ Air Space
- ✓ Roof Terrace

## Rooms

- ✓ Office / Study : 1.44 x 3.63 m (5.23 m<sup>2</sup>)
- ✓ Kitchen : 3.85 x 2.61 m (10.05 m<sup>2</sup>)
- ✓ Office / Study : 2.67 x 3.8 m (10.15 m<sup>2</sup>)
- ✓ Dining : 5.5 x 4 m (22 m<sup>2</sup>)
- ✓ Office / Study : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Guest Toilet : 1.2 x 2.9 m (3.48 m<sup>2</sup>)
- ✓ Office / Study : 3 x 4 m (12 m<sup>2</sup>)
- ✓ Guest Toilet : 2 x 2.5 m (5 m<sup>2</sup>)
- ✓ Office / Study : 4 x 4 m (16 m<sup>2</sup>)

- ✓ Office / Study : 3.5 x 4 m (14 m2)
- ✓ Office / Study : 4 x 4 m (16 m2)
- ✓ Open Space : 4 x 3 m (12 m2)

# Gallery





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