

Office Block in Birkirkara



Birkirkara, Central



€2,500,000

Reference No: 240151013-232

 Total Rooms: **4**

 Floor Area (m²): **790**

 Bathrooms: **3**

 Bedrooms: **0**

Office Block - For Sale - Birkirkara

Birkirkara - Welcome to this five-story block situated on one of the best commercial roads in Birkirkara. Recently renovated to the highest standards, this block features a recessed 60sq.m office space on the roof level and possesses a total floor area of 780sq.m. As you enter the ground floor, you will find a spacious reception and retail area with plenty of natural light with front and back entrances. The basement level is currently used as storage space, but it could easily be converted into additional retail or office space with 3 separate bathrooms. The first, second, and third floors are all retail space. Each floor has a large open-plan area that could be divided into smaller areas as needed. The roof level features the recessed office space, which has its own private entrance. This space would be perfect for a meeting room, a quiet workspace, or a break room. The block is fully serviced with stairways and space for a lift, which traverse from the basement level to the top floor. Considering its perfect location, this property presents an excellent opportunity for a franchise, department store or office block.

Features

- ✓ Air Space
- ✓ Space For Pool
- ✓ Balcony
- ✓ Roof Terrace

Rooms

- ✓ Open Space : 18 x 7.2 m (129.6 m²)
- ✓ Basement : 17 x 7.2 m (122.4 m²)
- ✓ Open Space : 18 x 7.2 m (129.6 m²)
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- ✓ Open Space : 18 x 7.2 m (129.6 m²)
- ✓ Guest Toilet : 3 x 2 m (6 m²)
- ✓ Guest Toilet : 2 x 2 m (4 m²)
- ✓ Guest Toilet : 2 x 2 m (4 m²)
- ✓ Open Space : 11 x 5.7 m (62.7 m²)
- ✓ Open Space : 7.2 x 4.2 m (30.24 m²)
- ✓ Open Space : 7.2 x 3 m (21.6 m²)

Gallery







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