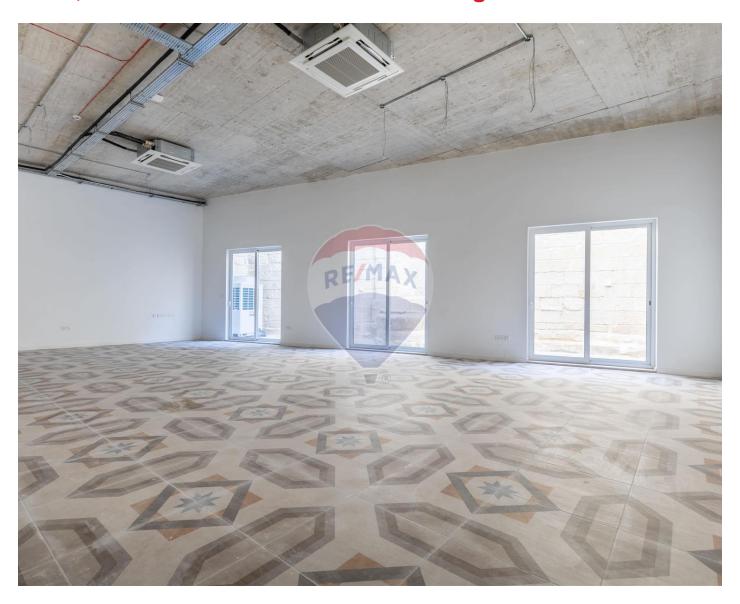
## Office Block in Pieta



#### Pieta, Sliema and St Julians Surroundings



€2,600,000

Total Rooms: 0

Bathrooms: 0

Floor Area (m<sup>2</sup>): **718** 

Reference No: 240171008-2833

P☐ Bedrooms: 0

### Office Block - For Sale - Pieta

Brand new offices just released to the market. A new independent block on three floors totaling 680sqm highly finished including a 4 passenger lift. These offices consist of a reception area on entry, and a large 95sqm room with large doors to a small courtyard. A marble staircase leads you to the first floor which has an identical room at the back and two large rooms to the front enjoying a wooden balcony and two windows to the marina. Moving to the third floor which is a newly built floor, one finds a similar sized back room and front rooms. The front of this floor is all glass and enjoys a small terrace throughout. All three floors have independent server rooms, toilets and kitchenette. The building is designed in a way that floors can operate separately with a common reception area. The lift can be programmed to give keycard access to different floors for different companies. While public parking is available across the marina, a 5 car garage is available a few meters away.

#### **Features**

- ✓ Lift
- Ceramic Floor
- Marble Floor
- Electricity Utility
- Gypsum Plastering
- A/C
- Server Room
- Balcony
- Video Intercom

- ✓ Kitchen/Dinette
- Entrance Hall
- Water Utility
- Soffit Ceilings
- 3 Phase Electricity
- Skirting
- Double Glazed
- Back Yard

#### Rooms

Open Space : 8.5 x 4.5 m (38.25 m2)

Open Space : 12 x 8.5 m (102 m2)

Open Space : 12 x 8.5 m (102 m2)

Open Space : 8.5 x 4.5 m (38.25 m2)

Open Space : 8.5 x 5 m (42.5 m2)

✓ Open Space : 12 x 8.5 m (102 m2)

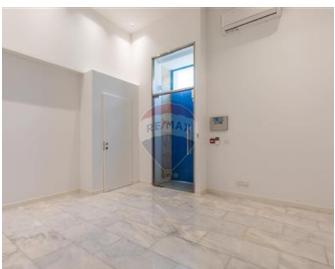
✓ Open Space : 8.5 x 4.5 m (38.25 m2)

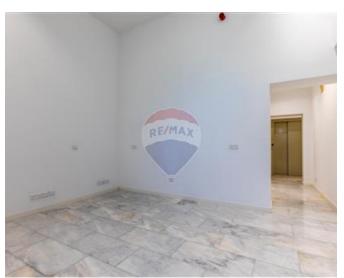
✓ Open Space : 8.5 x 5 m (42.5 m2)

# **Gallery**









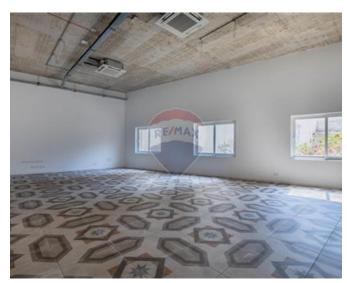


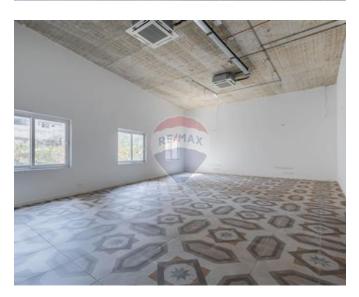






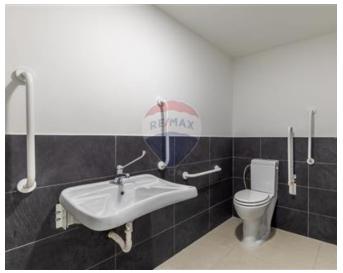




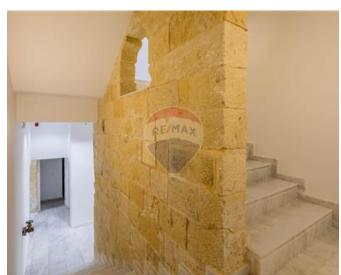










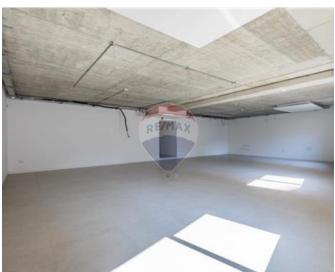


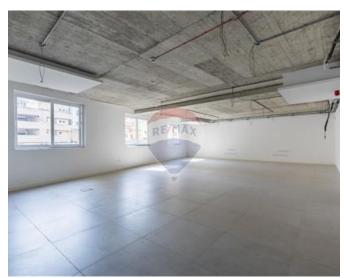


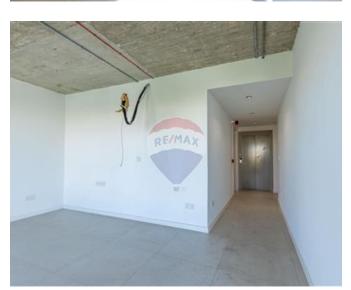


















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