

# Office Block in Gzira



**Gzira, Sliema and St Julians Surroundings**



**€5,000,000**

Reference No: 240251044-2558

 Total Rooms: **0**

 Floor Area (m<sup>2</sup>): **190**

 Bathrooms: **0**

 Bedrooms: **0**

# Office Block - For Sale - Gzira

New on the market is this brand-new block measuring approximately 1,060sqm, located in one of Gzira's most sought-after areas and within close proximity to all amenities. At ground floor level one finds a circa 150sqm space spread over two levels, including a WC and a backyard, which may also be converted into a cafeteria. The building is designed to maximise natural light throughout and features approximately 185sqm of open-plan space on each of the first, second, third and fourth floors, in addition to a recessed floor measuring approximately 133sqm, all benefiting from large apertures and served by lift. In addition to being ideal as corporate offices, the layout also lends itself to conversion into a guesthouse or boutique hotel, subject to the necessary permits. This property presents an excellent rental investment with an estimated annual return of over 5%.

## Features

- ✓ Air Space
- ✓ Balcony
- ✓ Well
- ✓ Back Yard

## Rooms

- ✓ Open Space : 18.5 x 10.11 m (187.03 m2)

# Gallery





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