

Office Block in Birkirkara



Birkirkara, Central



€375,000

Reference No: 240461016-135

 Total Rooms: **4**

 Floor Area (m²) : **347**

 Bathrooms: **2**

 Bedrooms: **0**

Office Block - For Sale - Birkirkara

Birkirkara - This unconverted first-floor office block presents an excellent opportunity for redevelopment into a contemporary commercial workspace or investment venture. The first level features an open-plan office area, a kitchenette/staff room, washroom facilities, and a rear terrace. On the upper level, you'll find three distinct office suites or meeting rooms, ensuring a clear division between work and private/management areas. A significant advantage is the street-level garage, which accommodates three cars and offers additional storage—perfect for company vehicles, deliveries, or secure archives—making it a rare and highly sought-after amenity. This property is ideal for investors or businesses looking to adapt a space to meet their operational requirements while enjoying ample space and functionality.

Features

- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ Terrace
- ✓ Balcony
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Air Space
- ✓ Roof Terrace

Rooms

- ✓ Open Space : 12.93 x 4.22 m (54.56 m²)
- ✓ Open Space : 3.56 x 4.67 m (16.63 m²)
- ✓ Open Space : 5.31 x 3.65 m (19.38 m²)
- ✓ Open Space : 3.51 x 3.65 m (12.81 m²)
- ✓ Open Space : 8.64 x 3.57 m (30.84 m²)
- ✓ Kitchen/Dining : 8.7 x 3.54 m (30.8 m²)
- ✓ Open Space : 4.18 x 3.41 m (14.25 m²)
- ✓ Open Space : 9.02 x 3.45 m (31.12 m²)
- ✓ Bathroom : 1.95 x 1.34 m (2.61 m²)
- ✓ Hall : 3.74 x 3.52 m (13.16 m²)
- ✓ Open Space : 4.7 x 3.82 m (17.95 m²)

- ✓ Kitchen/Dining : 8.69 x 4.59 m (39.89 m²)
- ✓ Open Space : 8.68 x 3.49 m (30.29 m²)
- ✓ Open Space : 8.69 x 3.41 m (29.63 m²)
- ✓ Bathroom : 4.28 x 3.38 m (14.47 m²)

Gallery





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