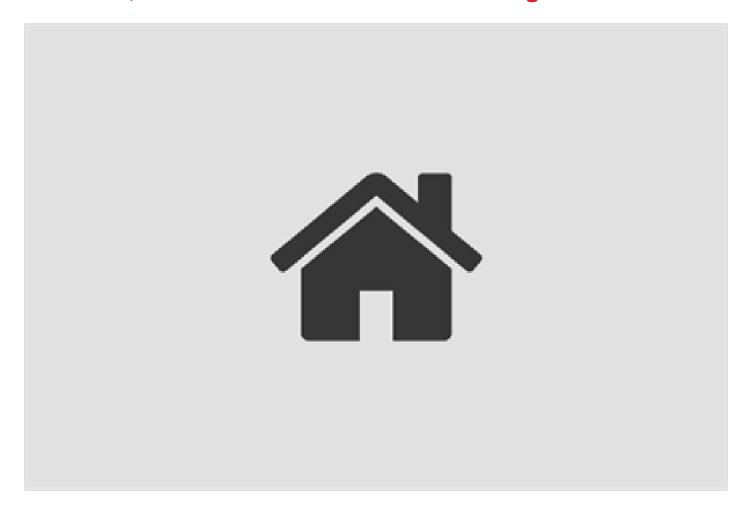
# **Shop in Ta' Xbiex**



#### Ta' Xbiex, Sliema and St Julians Surroundings



**€1,500,000** 

Total Rooms: 0

Bathrooms: 0

Floor Area (m²): 350

Reference No: 240491009-119

Bedrooms: 0

## **Shop - For Sale - Ta' Xbiex**

A rare opportunity to acquire a spacious 350 sqm commercial premises spread over two floors, located directly on the prestigious Ta' Xbiex seafront. This prime location offers exceptional visibility and high-profile exposure, surrounded by embassies, luxury residences, and major corporate offices in Malta's leading business district. The property features a flexible layout across two levels, ideal for businesses that require a distinct division between customer-facing areas and internal operations. Floor-to-ceiling glass frontage brings in ample natural light and showcases panoramic views of the marina, enhancing both branding potential and the overall work environment. Included in the sale is a private garage space, providing convenient parking or additional storage — a rare and valuable asset in this area. Whether used as a flagship retail outlet, elegant showroom, or premium office space, this property offers versatility, prestige, and long-term investment appeal.

#### **Features**

- ✓ Lift
- En Suite
- ✓ Water Utility
- 3 Phase Electricity
- ✓ Wi-Fi
- Double Glazed
- Alarm System

- ✓ Kitchen/Dinette
- Entrance Hall
- Electricity Utility
- ✓ A/C
- Fire Safety
- Video Intercom

### Rooms

Open Space : 32.41 x 5.4 m (175.01 m2)

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# **Gallery**





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