

# Office Space in Mriehel



**Mriehel, Central**



**€290**

Reference No: 240491011-610

 Total Rooms: **0**

 Floor Area (m<sup>2</sup>) : **177**

 Bathrooms: **0**

 Bedrooms: **0**

# Office Space - For Rent - Mriehel

CENTRAL BUSINESS DISTRICT - OFFICE SPACE this brand-new, purpose-built luxury office development is strategically located at the very heart of Malta's Central Business District, just a short walk from the Malta Financial Services Authority and other key financial and corporate institutions. Its prime position places it within one of the island's most important commercial zones, making it an ideal address for businesses seeking prestige, accessibility, and strong corporate presence. The development has been designed with a strong emphasis on modern architecture and workplace wellbeing, offering a light, bright, and airy ambience throughout. The building's unique architectural concept creates an inspiring professional environment, combining functionality with contemporary design to support productivity and employee comfort. The office spaces feature flexible and fully customisable floor plans, allowing tenants to adapt the layout according to their specific operational requirements. Whether for open-plan working areas, executive offices, meeting rooms, or collaborative zones, the design ensures maximum adaptability and efficient use of space. This environmentally friendly development has been carefully planned with sustainability in mind, aligning with modern standards for energy efficiency and responsible building practices. It offers businesses the opportunity to operate within a forward-thinking and future-ready environment. A key added benefit is the inclusion of 4 dedicated car spaces, providing valuable parking in a central business location where parking is limited and highly sought after. This enhances convenience for both staff and visiting clients. Flexible lease options are also available, making the space suitable for a range of business sizes and structures, from boutique firms to established corporate entities. Overall, this development represents a premium opportunity to secure high-quality office space in Malta's Central Business District, combining location, design, flexibility, and sustainability to support modern business growth and long-term success.

## Features

- ✓ Lift
- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ A/C
- ✓ Intelligent Lighting
- ✓ Wi-Fi
- ✓ Raised Floor
- ✓ Passenger Lift
- ✓ Terrace
- ✓ Automatic door
- ✓ Video Hall Porter
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ 3 Phase Electricity
- ✓ Skirting
- ✓ Home Sound System
- ✓ Fire Safety
- ✓ Server Room
- ✓ Double Glazed
- ✓ Balcony

✓ Video Intercom

✓ CCTV

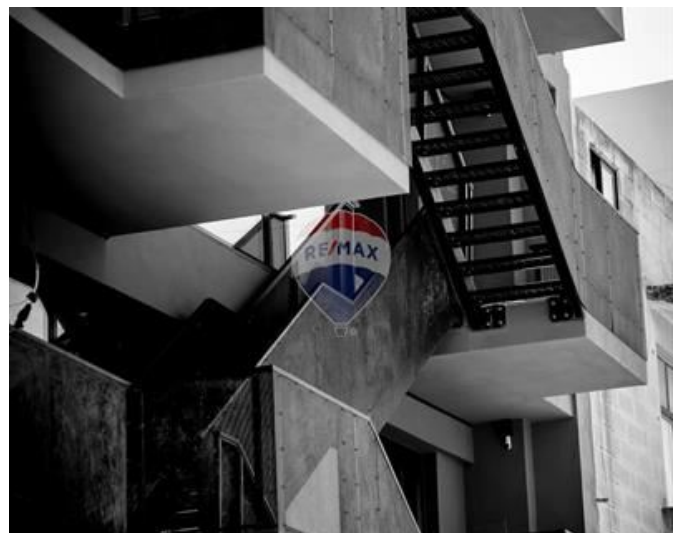
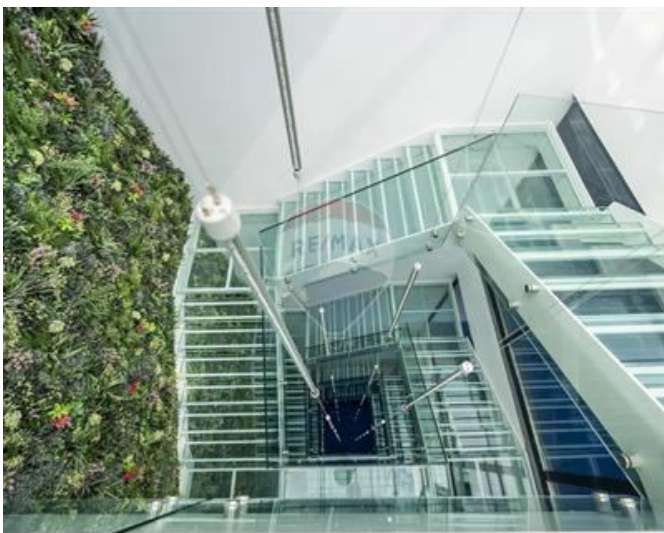
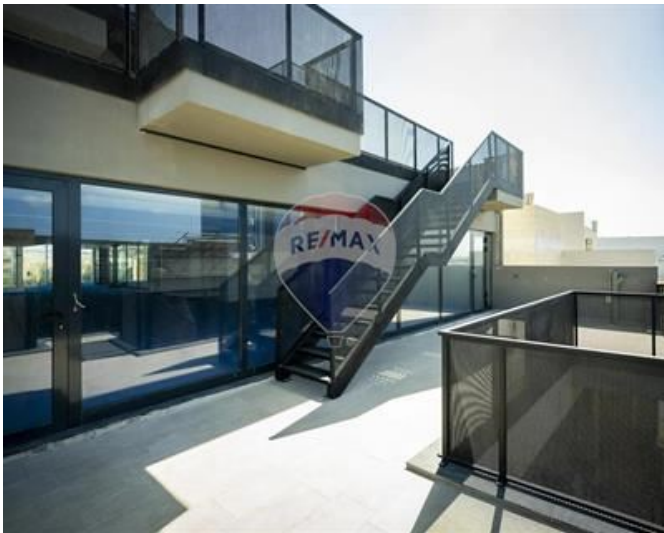
✓ Waste Room

✓ Alarm System

# Rooms

✓ Open Space : 22.2 x 8 m (177.6 m2)

# Gallery





**Maria Mifsud**

RE/MAX Partners - Fleur De Lys

M: 99111775

E: [mariamifsud@remax.com.mt](mailto:mariamifsud@remax.com.mt)

T: 99467221

**RE/MAX Partners - Fleur De Lys**

242, ,Triq Fleur De Lys, Fleur De Lys, Malta