

Office Block in Mriehel



Mriehel, Central



€270

Reference No: 240491011-611

 Total Rooms: **0**

 Floor Area (m²) : **1184**

 Bathrooms: **0**

 Bedrooms: **0**

Office Block - For Rent - Mrieהל

CENTRAL BUSINESS DISTRICT - COMMERCIAL OFFICE BUILDING this brand-new, purpose-built luxury development is strategically located at the heart of Malta's Central Business District, just a short distance from the Malta Financial Services Authority and other key financial and corporate institutions. The building occupies a prime business position, making it an exceptional address for companies seeking visibility, prestige, and connectivity within Malta's main commercial hub. The development consists of five floors of high-quality office space, designed with a strong focus on modern architecture, natural light, and spatial efficiency. The building offers a bright, airy, and contemporary working environment, carefully designed to support productivity and provide an inspiring atmosphere for businesses of all sizes. Each floor features flexible and customisable layouts, allowing tenants to configure office space according to their operational needs. Whether for open-plan workstations, executive offices, meeting rooms, or collaborative spaces, the design allows for maximum adaptability and long-term scalability. The building has been developed with environmental considerations in mind, incorporating sustainable features that support energy efficiency and modern workplace standards. This makes it suitable for forward-thinking companies seeking an environmentally responsible business environment. A major advantage of this development is the inclusion of approximately 30 dedicated car spaces, providing significant parking capacity in a central location where parking is highly valuable and often limited. This enhances convenience for both employees and visiting clients. The property also offers flexible leasing options, making it suitable for both single large occupiers and multiple tenants seeking premium office space within a shared professional environment. Overall, this development represents a rare opportunity to secure high-quality office space in Malta's most important business district, combining location, design, flexibility, and infrastructure to support modern corporate operations and long-term business growth.

Features

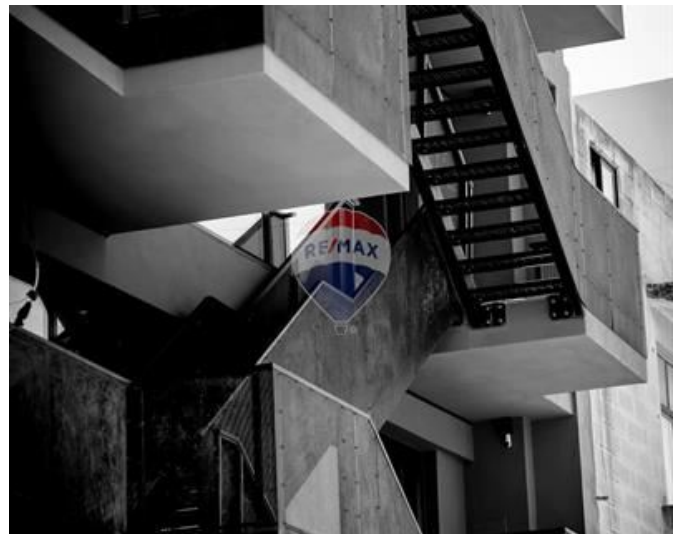
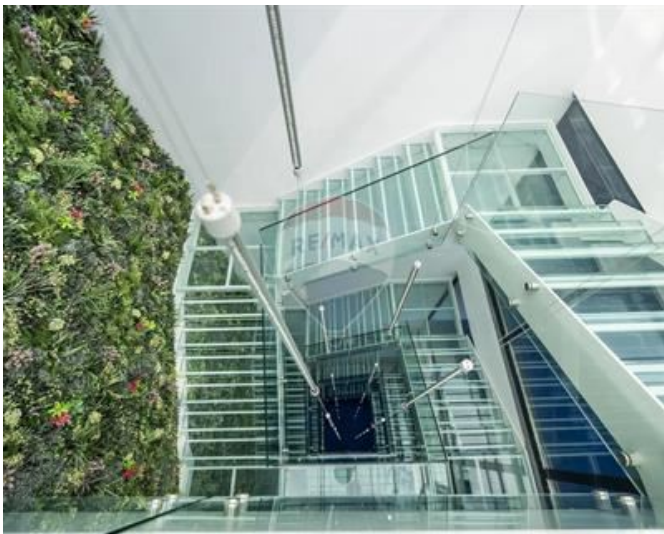
- ✓ Lift
- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ A/C
- ✓ Intelligent Lighting
- ✓ Wi-Fi
- ✓ Raised Floor
- ✓ Passenger Lift
- ✓ Automatic door
- ✓ Video Hall Porter
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ 3 Phase Electricity
- ✓ Skirting
- ✓ Home Sound System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

- ✓ Terrace
- ✓ Video Intercom
- ✓ CCTV
- ✓ Balcony
- ✓ Waste Room
- ✓ Alarm System

Rooms

- ✓ Open Space : 24.3 x 8.5 m (206.55 m2)
- ✓ Open Space : 26 x 10.5 m (273 m2)
- ✓ Open Space : 26.5 x 10.5 m (278.25 m2)
- ✓ Open Space : 24 x 10 m (240 m2)
- ✓ Open Space : 22.2 x 8 m (177.6 m2)

Gallery





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