

Office Space in Naxxar



Naxxar, Central



€135

Reference No: 240491011-618

 Total Rooms: **13**

 Bathrooms: **2**

 Floor Area (m²) : **250**

 Bedrooms: **0**

Office Space - For Rent - Naxxar

NAXXAR - OFFICE SPACE this modern, bright, and spacious 250 sqm office is located in a well-maintained office block in Naxxar, just a short 2–3 minute walk from the main square, popular cafeterias, and all essential amenities. The location offers both convenience and prestige, making it an ideal business address for professional firms seeking a central yet accessible working environment. Situated on the first floor and served with a lift, the office has been thoughtfully designed to meet a variety of professional operational needs. The layout includes a welcoming reception area with a dedicated waiting space, creating a professional first impression for clients and visitors. Further internal features include a dedicated boardroom suitable for meetings and presentations, a server room for IT infrastructure, and a kitchenette for staff convenience. The office also offers several lockable private offices, allowing for secure and organised departmental or team-based working arrangements. The entire space is fully air-conditioned and benefits from abundant natural light throughout, with most rooms featuring either windows, balcony access, or internal shafts, creating a bright and comfortable working environment. Additional advantages include a well-planned layout that supports both collaborative and private workspaces, making it suitable for a wide range of business types including corporate offices, consultancy firms, and professional services. Overall, this office represents a high-quality business opportunity in one of Naxxar's most convenient and accessible locations, combining functionality, comfort, and professional appeal in one well-designed workspace.

Features

- ✓ Lift
- ✓ Electricity Utility
- ✓ PVC Piping
- ✓ A/C
- ✓ Server Room
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ 3 Phase Electricity
- ✓ Skirting

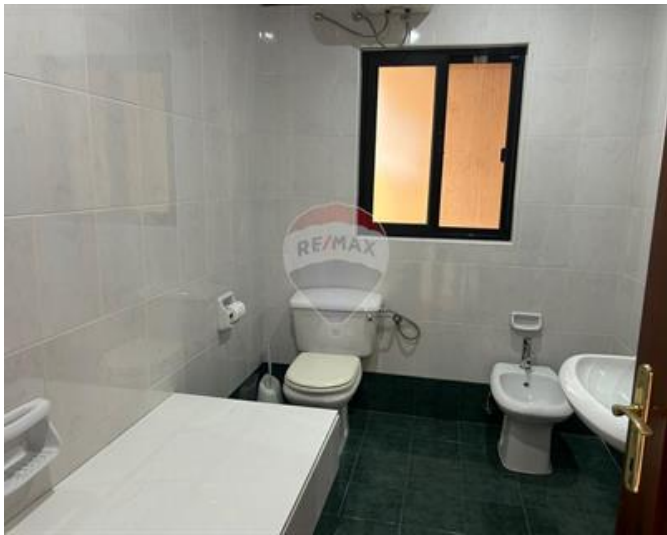
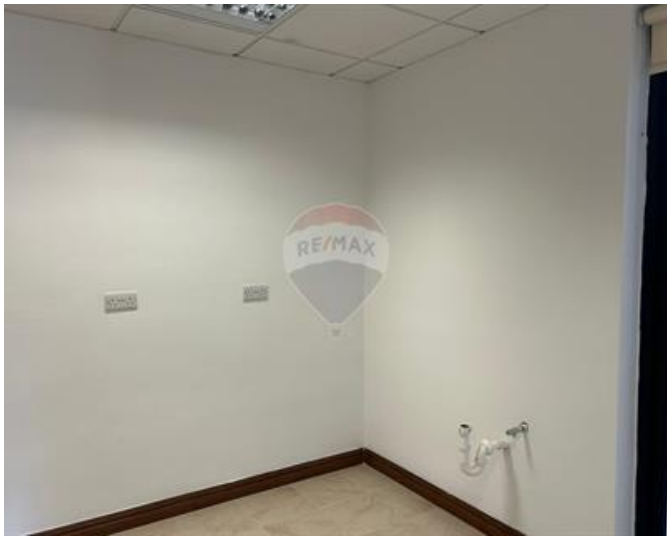
Rooms

- ✓ Office / Study : 3.38 x 5.06 m (17.1 m2)
- ✓ Office / Study : 4.65 x 3.2 m (14.88 m2)
- ✓ Office / Study : 3.74 x 4.38 m (16.38 m2)
- ✓ Office / Study : 4.51 x 3.89 m (17.54 m2)
- ✓ Office / Study : 0 x 0 m (0 m2)

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- ✓ Bathroom : 0 x 0 m (0 m2)
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Gallery









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