

# Office Space in St Julian's



## St Julian's, Sliema and St Julians Surroundings



**€156,000**

Reference No: 240521012-959

 Total Rooms: **2**

 Floor Area (m<sup>2</sup>) : **300**

 Bathrooms: **0**

 Bedrooms: **0**

# Office Space - For Rent - St Julian's

An outstanding opportunity to acquire a beautifully designed office space located on a high floor within the prestigious Portomaso development. Enjoying open, panoramic views through full-height glass apertures, the office is bathed in natural light and offers a sophisticated and welcoming atmosphere. The office is fully furnished and spans approximately 300 square metres. It includes a spacious open-plan layout, two private offices, a fully equipped kitchenette, toilet facilities, and a stylish lounge area complete with a television. Additional features include LED screens, ample filing storage, full air-conditioning throughout, and access via two lifts. Set within one of Malta's most desirable areas, this space benefits from 24-hour reception service, secure underground parking, and proximity to a wealth of amenities including fine dining, cafés, the Hilton Hotel, and the vibrant Paceville district. Ideal for businesses looking to establish themselves in a premium location that offers both convenience and prestige.

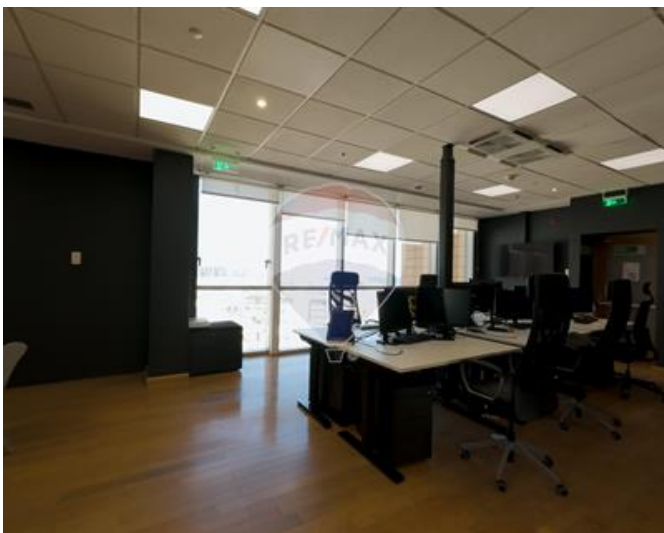
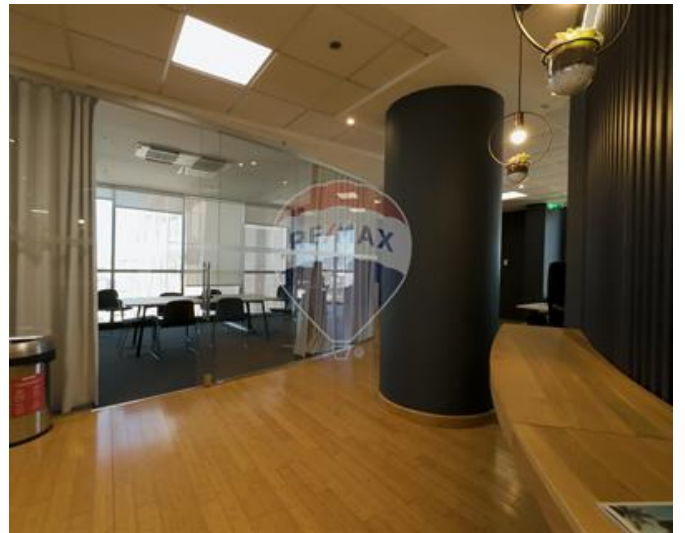
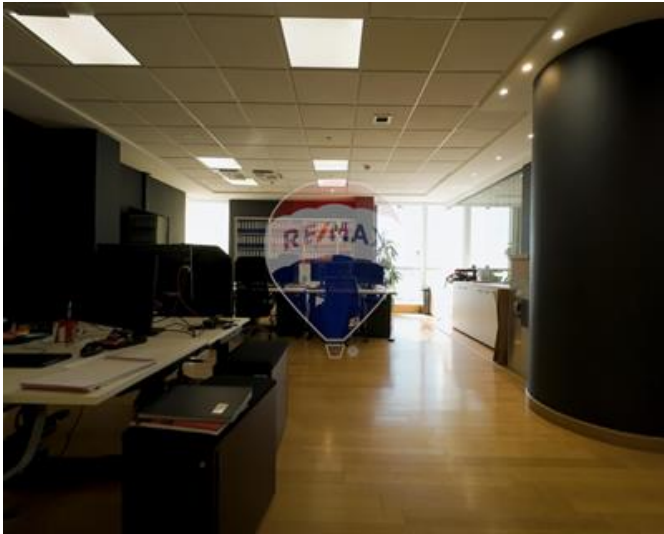
## Features

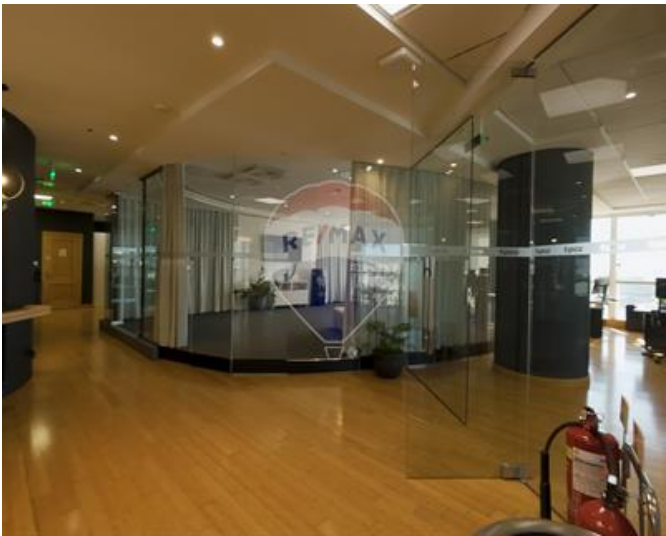
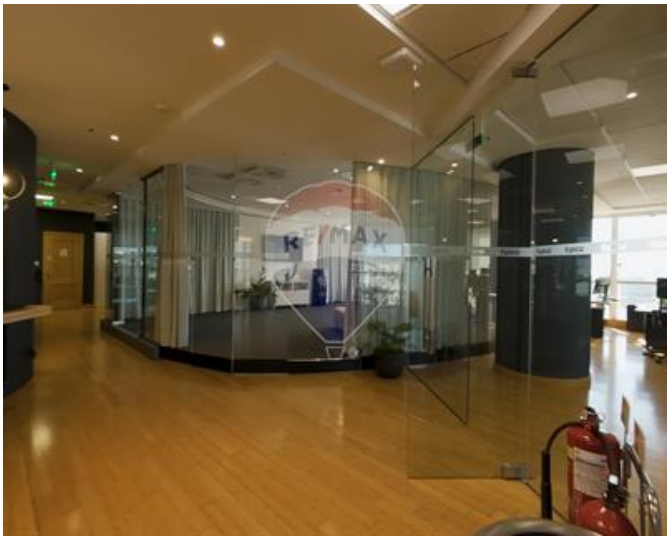
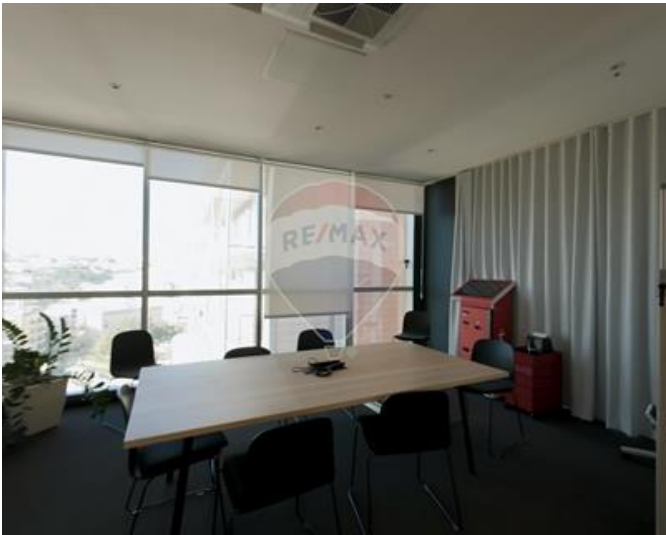
- ✓ Lift
- ✓ 3 Phase Electricity
- ✓ A/C
- ✓ Passenger Lift
- ✓ Balcony

## Rooms

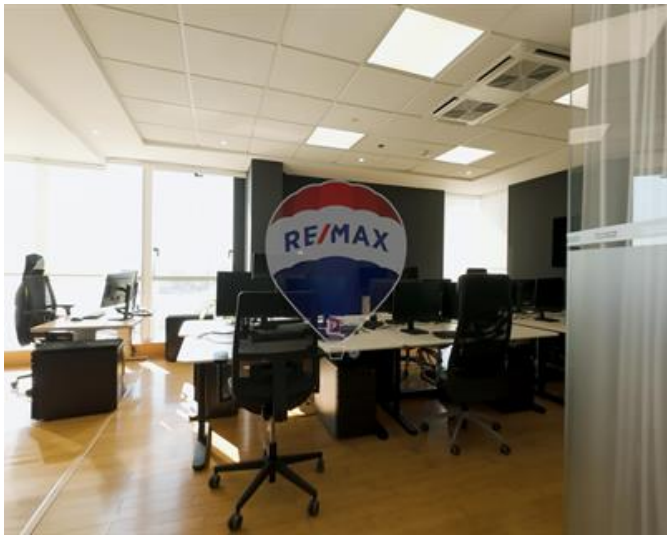
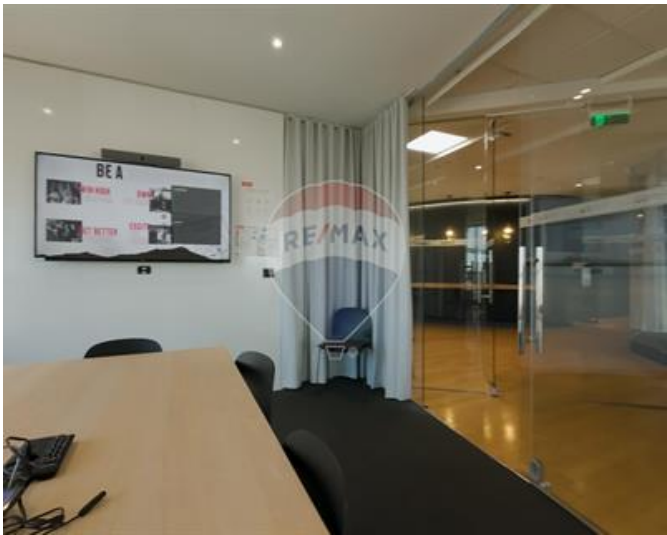
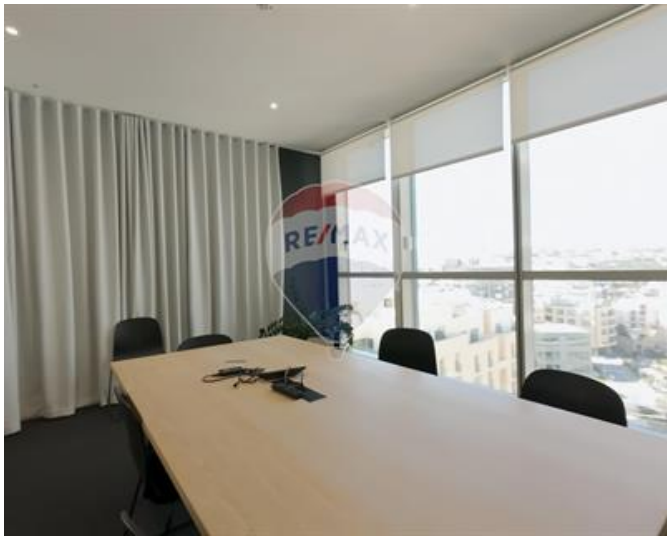
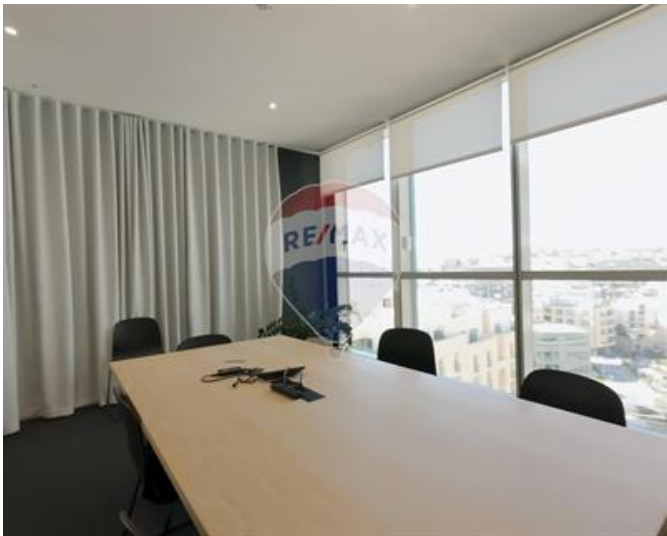
- ✓ Open Space : 9.2 x 3.4 m (31.28 m2)
- ✓ Open Space : 5.1 x 2.1 m (10.71 m2)
- ✓ Open Space : 5.1 x 2.3 m (11.73 m2)
- ✓ Open Space : 4.3 x 3.3 m (14.19 m2)
- ✓ Kitchen : 4 x 3.2 m (12.8 m2)
- ✓ Living : 9.1 x 4.7 m (42.77 m2)
- ✓ Open Space : 8 x 4.2 m (33.6 m2)

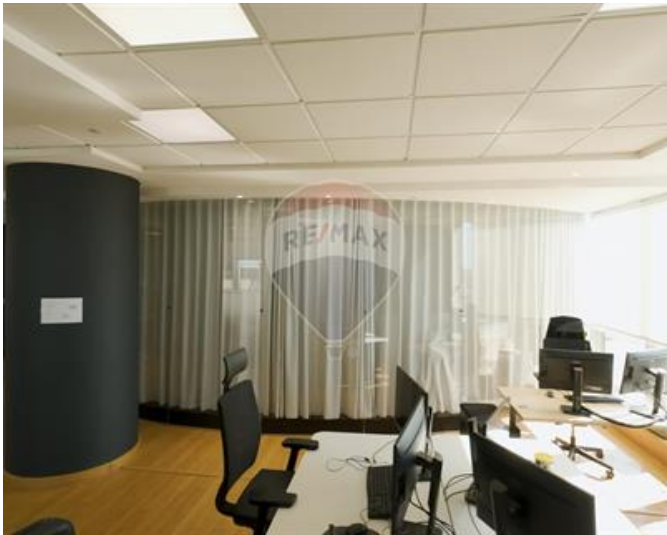
# Gallery













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