

# FLORIANA, FINISHED OFFICE

€ 3,750 Monthly



REF NO: 003185

Ready to move into, structurally converted and recently renovated to very high standards is this luxurious and unique property with four independent main doors. Ideal for any reputable kind of business and/or professional. Situated on arguably the best street in Floriana, close to all amenities and within walking distance from Malta's Capital City, Valletta. Having magnificent Grand Harbour views and the three cities from Sir Luigi Preziosi Gardens and the surroundings. The ground level Class 4A Office has a footprint area of 167sqm and the upper level offer a generous gross floor area of 120sqm. Both levels used to be interconnected through an internal stairs which still exists. The Property benefits from an internal yard. The Property enjoys natural light throughout, due to a number of large double glazed apertures. It also has high ceilings, keeping a cosy ambiance throughout all seasons of the year. Yet, it is fully air-conditioned with seven units. Newly equipped with all necessities and it is mostly furnished. A reception desk, networks, internal/external surveillance cameras, fire safety devices, intruder alarm, digital & key-less access control automated sliding door and a high quality intercom system are already installed for the Office. The external façade is well looked after with polished travertine stone. Both the ground level and the overlying level are fitted with a beautiful oak kitchen, white quartz top and brand new appliances. The Property has four bathrooms, two of which include large walk-in showers and one of which is equipped for special needs persons. Further complementing the Property are three 500ltr each water tanks including pumps, a reverse osmosis system, five TV's, internal doors, curtains, several ceiling/wall light panels, four large chandeliers and a comfortable sofa bed. The water and electricity meters are also installed. Property accommodates a good number of employees, an executive office, a boardroom, a server room and archiving/store area. A lock up garage measuring 20ft by 35ft situated few minutes away is also made available by same owner for a separate price.

