

MULTI-LEVEL

COMMERCIAL PROPERTY

📍 LIJA, MALTA

AVAILABLE

FOR RENT OR FOR SALE



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LOCATION & CONNECTIVITY

Introducing a unique commercial prospect strategically positioned along the prominent Mosta Road, connecting the towns of Mosta and Lija.

Now available for sale or rent, this multilevel commercial building offers a prime address that not only guarantees visibility but also ensures effortless accessibility, making it the right choice for your business needs.

 [Open in Google Maps](#)

PREMISES

This multi-level commercial building is equipped to meet diverse business needs.

The property is spread over four floors with an interconnecting parking at basement level, showroom space at street level and spacious workspaces at ground, first and second floor.

- Total internal area **1830sqm** incl. showroom / **1680sqm** excl. showroom.
- Basement **560sqm**
- Ground Floor (excl. showroom) **398sqm**
- Showroom **150sqm**
- First Floor **560sqm**
- Second Floor **162sqm**
- Back Yard **67sqm**



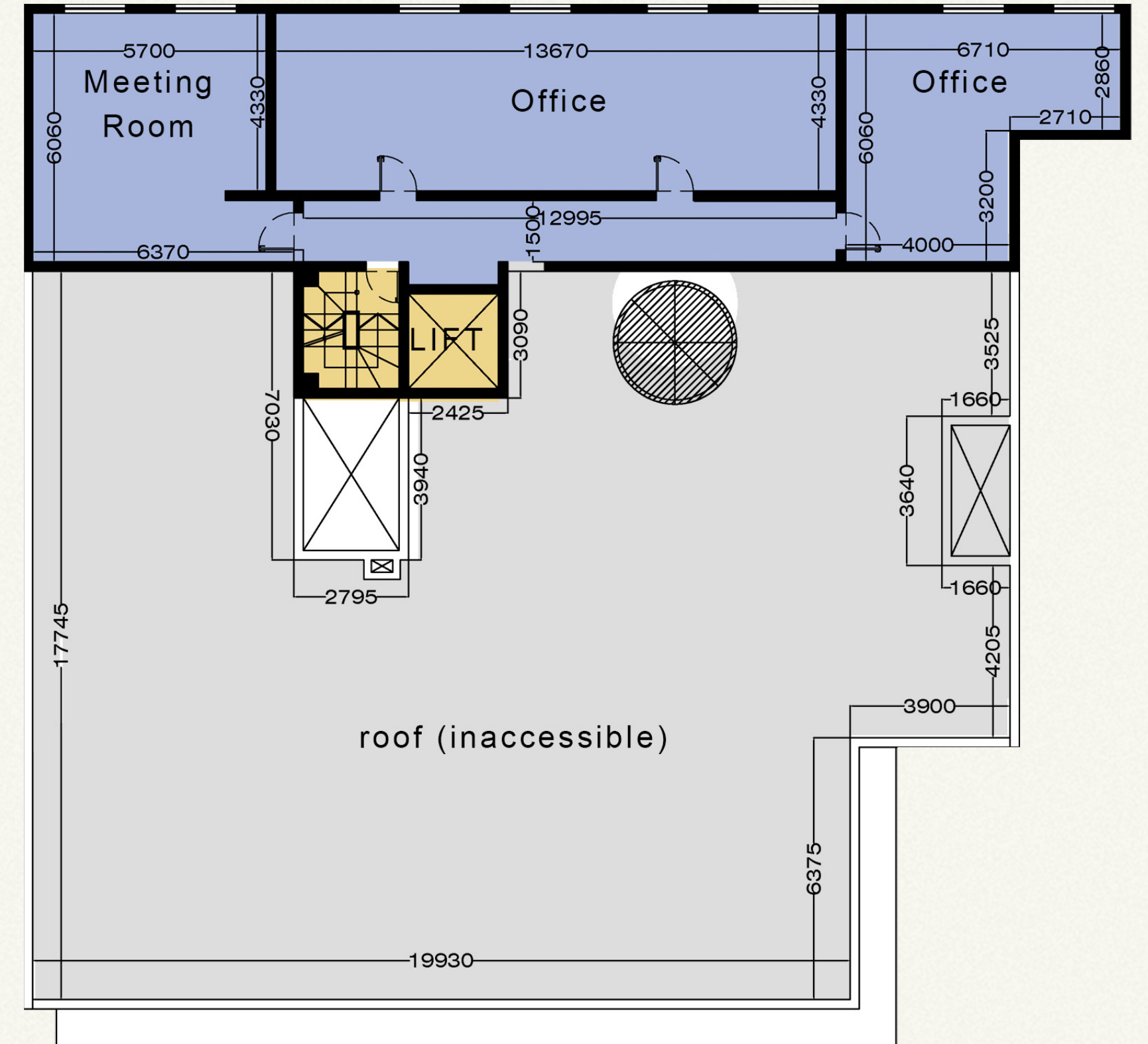
PERMITS ARE IN HAND FOR
A FURTHER ROOF EXTENSION.

FLOOR PLANS

EXISTING LAYOUT



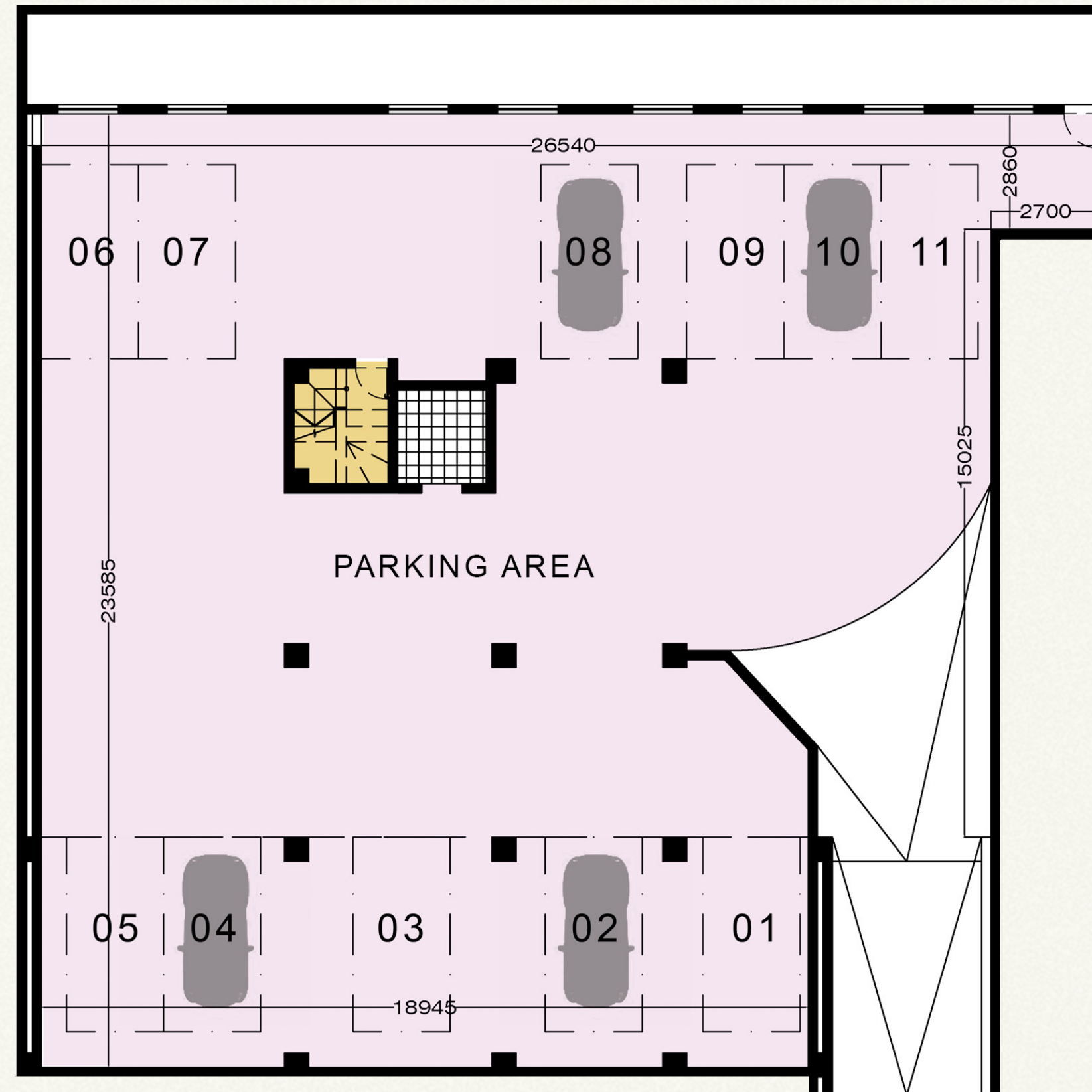
FIRST FLOOR



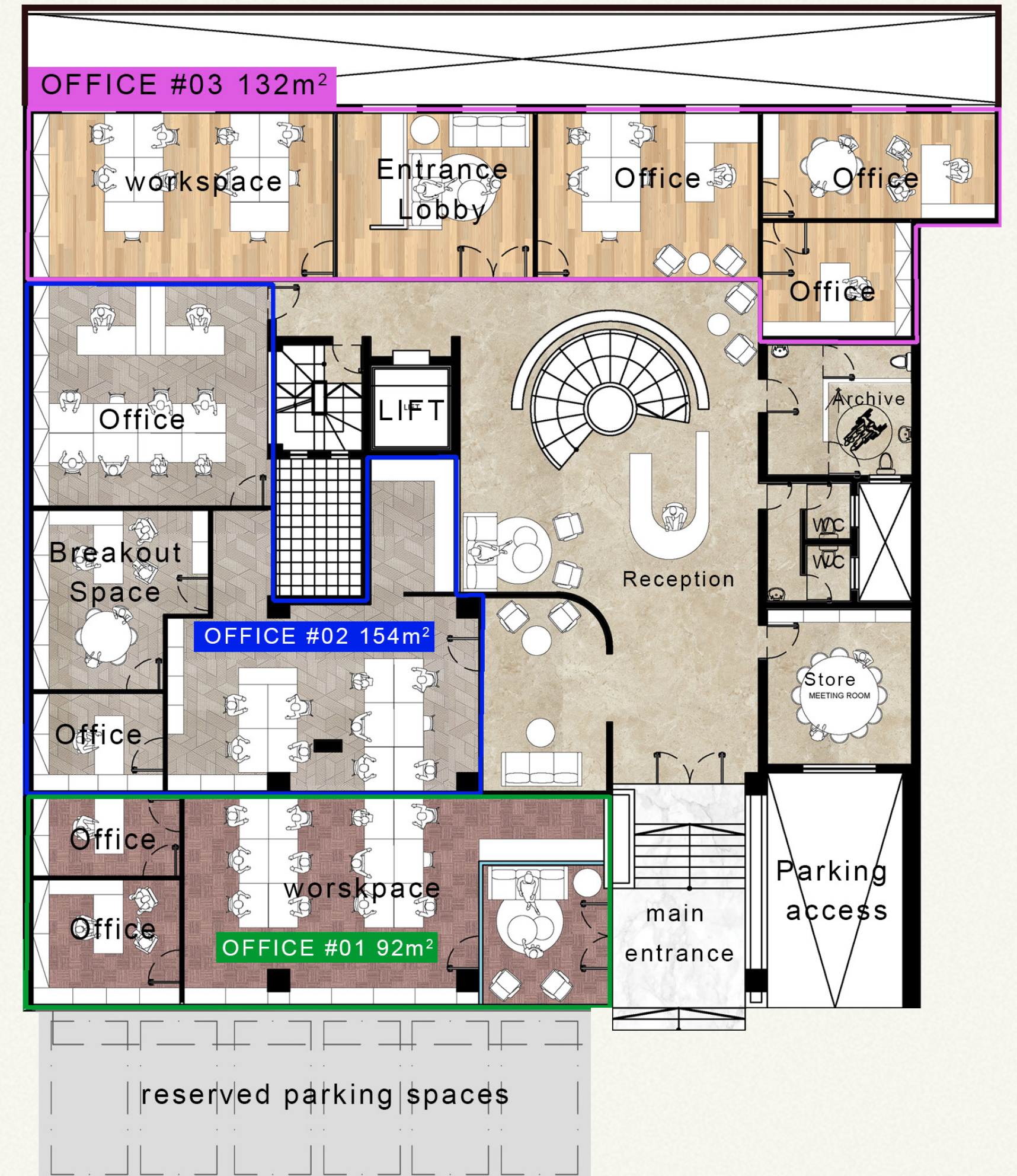
SECOND FLOOR

FLOOR PLANS

ALTERNATIVE LAYOUT



BASEMENT LEVEL



GROUND FLOOR /
ELEVATED GROUND FLOOR

PARKING FACILITIES

Interconnecting parking level and 5 outdoor car park spaces; suitable for loading, unloading or as visitors' parking.

Available on request at an extra cost.



ARTISTIC IMPRESSIONS

WELCOMING ENTRANCE



GRAND STAIRCASE





SPACIOUS WORKSPACES

4 FLOORS





INTERNAL AREA

1830m²



FUNCTIONAL MEETING ROOMS





OPEN-PLAN LAYOUT

EXPANSIVE **COMMON AREAS**



COLLABORATIVE SPACES





COMMERCIAL TERMS

SALE

Sale price in tale quale condition including the permit for the 2nd floor extension.

€3.9M

RENTAL

Rental in tale quale condition at €220 (excl. VAT) per sq.m per annum of office space.

CONTACT INFO

Please get in touch for a private viewing of the property.

☎ PHONE
(+356) 7934 0880

✉ EMAIL
renzo.vella@axgroup.mt

AX GROUP

