

Agora
ESTATES PLC

DE ROHAN BUSINESS CENTRE

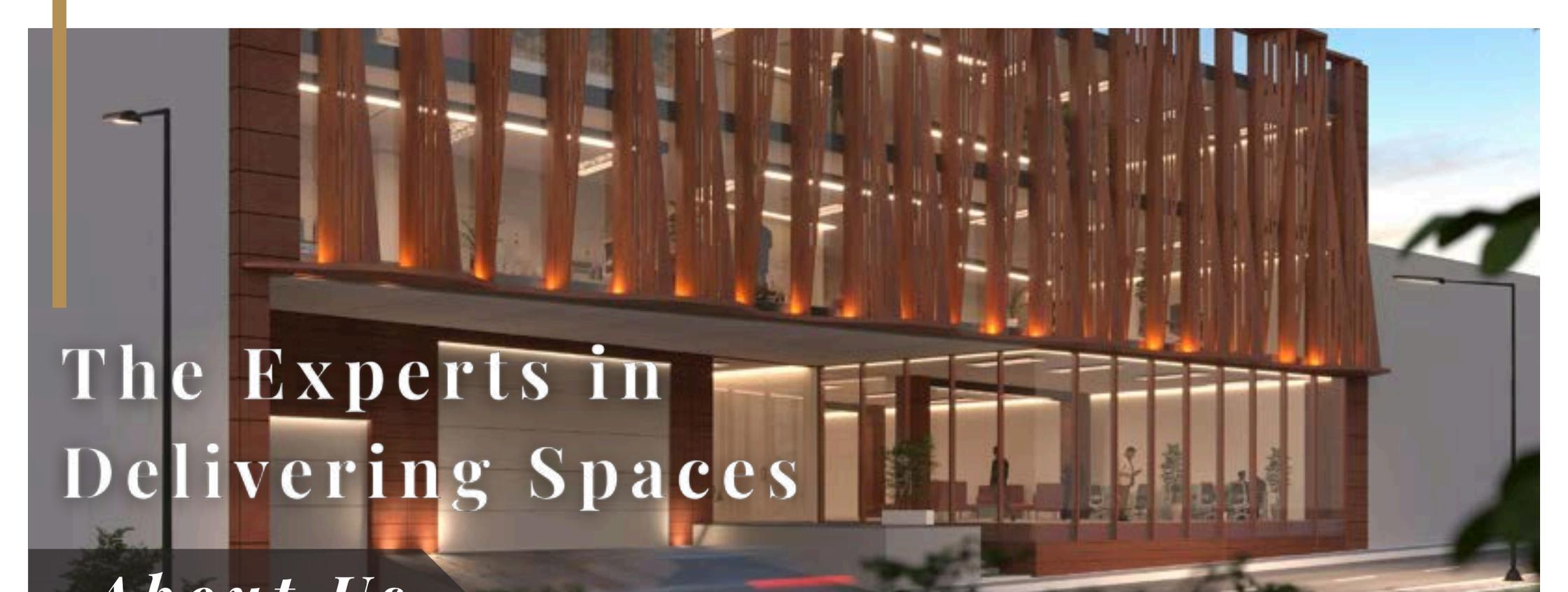




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The Experts in Delivering Spaces

About Us

Agora Estates plc is the holding company and financing arm of Agora Group, a property development and management company overseeing residential and commercial projects in Malta.

Boasting an attractive portfolio of properties for rental investment and capital appreciation, Agora Group was founded by established entrepreneur James Zammit in 2011.

Over the years, the group has grown into an accomplished team of professionals with

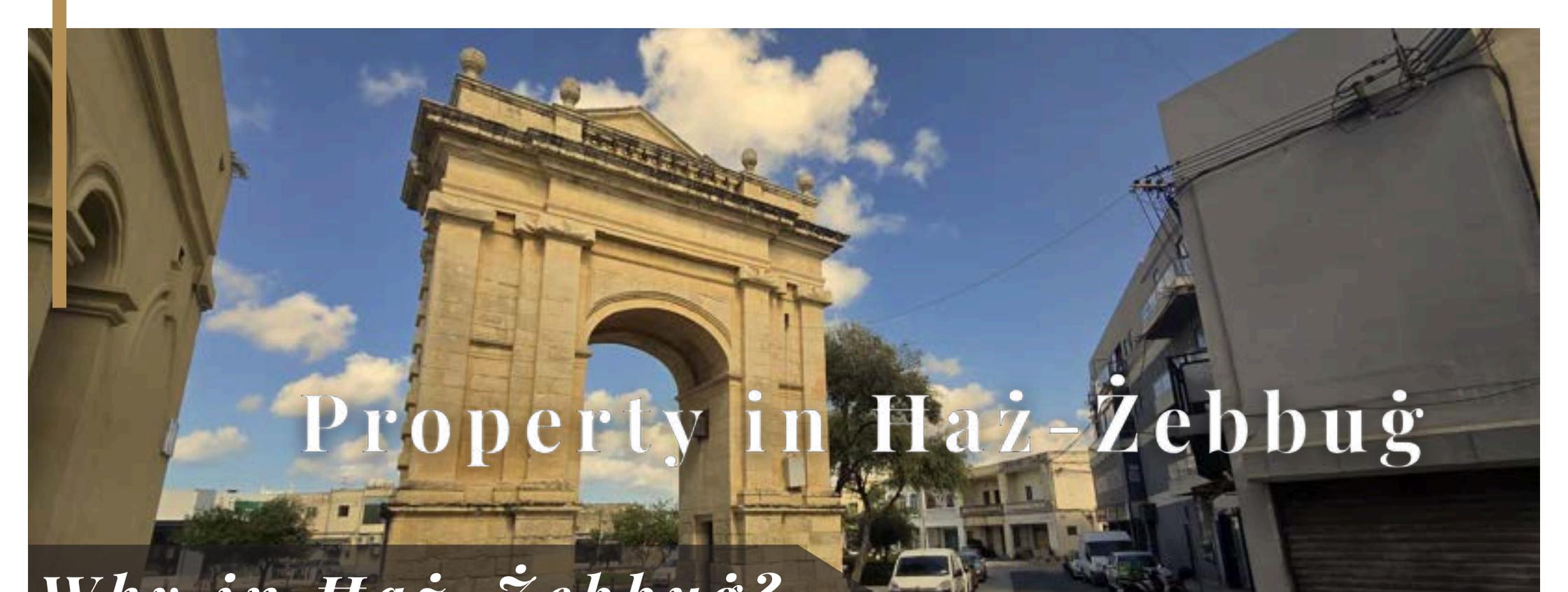
extensive experience in investment and development who help clients navigate the vast terrain of commercial and residential properties.

Whatever our customers' property requirements – private or business, residential or commercial – Agora Group is committed to delivering a professional service tailored to clients' individual needs, to help maximise a return on investment and ensure peace of mind.

Agora Estates is dedicated to becoming

your trusted and preferred partner by offering a deep understanding of the markets and clients' needs. Our vision is to drive change and prosper in real estate development in Malta by embracing innovative thoughts and working to achieve new goals.

We provide excellence, skilled analysis and sound real estate advice, offering a one-stop comprehensive service that spans the entire development process, from sourcing properties to the delivery of a completed project.



Property in Ħaż-Żebbuġ

Why in Ħaż-Żebbuġ?

Ħaż-Żebbuġ, one of Malta's oldest towns, is a thriving hub that seamlessly blends rich cultural heritage with modern potential. Historically known for its contribution to Malta's commerce and artisan trades, Ħaż-Żebbuġ has evolved into a sought-after location for contemporary business development. Its central position on the island makes it incredibly accessible from all directions, offering a strategic advantage for both local and international enterprises.

Positioned just minutes from Malta's main arterial roads and close to key commercial zones, Ħaż-Żebbuġ offers unbeatable connectivity without the congestion of urban centres like Valletta or Sliema. This accessibility makes it an ideal base for a business space offering your clients and workforce convenience, and your operations efficiency. Ample parking, nearby amenities, and infrastructure improvements make the town business-ready and forward-looking.

Ħaż-Żebbuġ has cultivated a strong community spirit and a reputation for stability, making it attractive to businesses seeking long-term success. Its growing number of professionals, entrepreneurs, and service providers means your business centre would thrive in a supportive, collaborative environment. This solid foundation allows for networking, local hiring, and synergy across industries.

Green Development for a better tomorrow



Sustainability

As the world continues to face environmental challenges, sustainability has become more than just a trend it is now a responsibility. In the property development industry, the decisions we make today have a long-term impact on the environment, communities and on future generations. But sustainability is not just about the environment. It also brings long-term benefits to property owners and tenants by reducing running costs and creating healthier indoor environments.

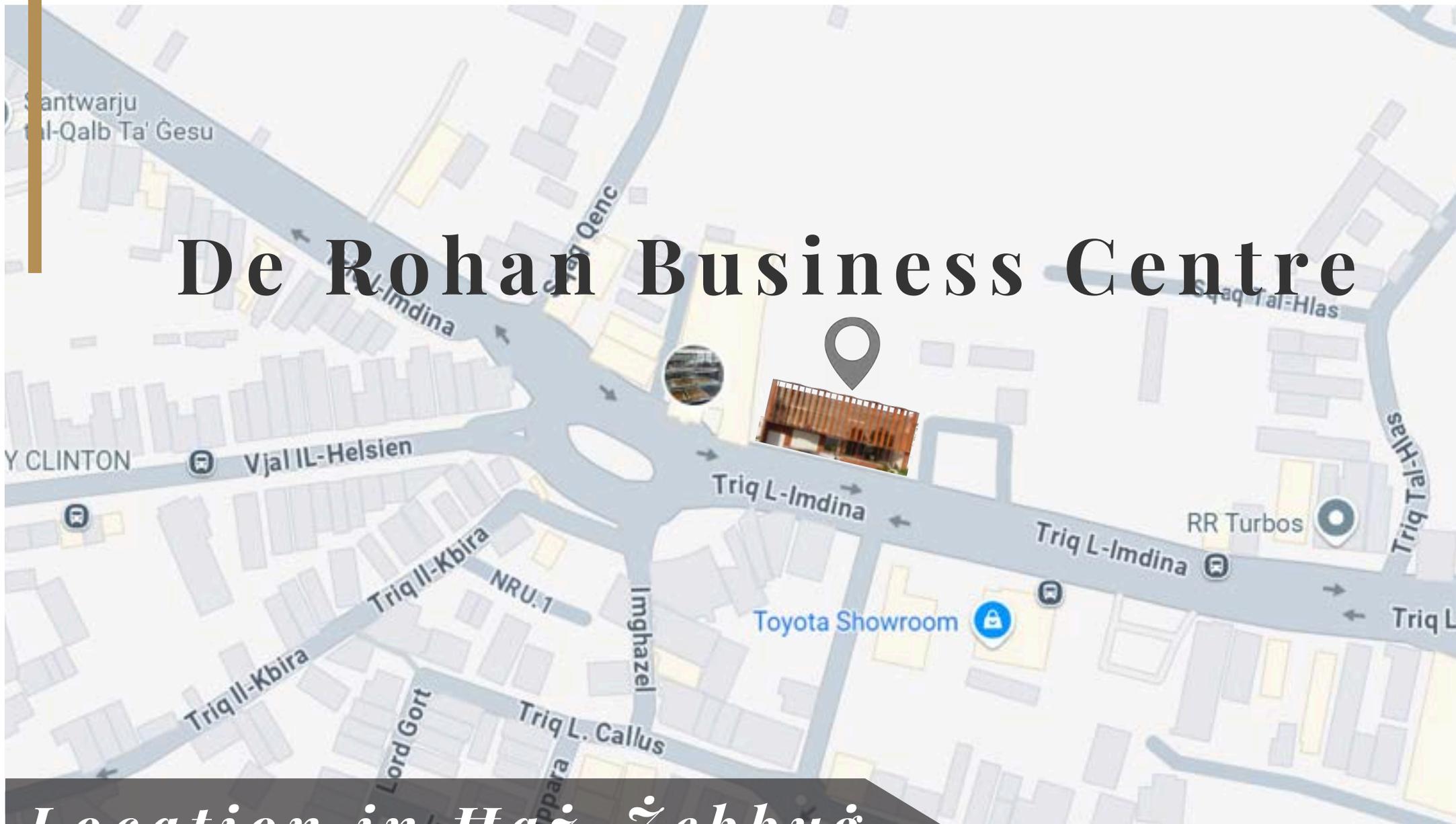
In a country like Malta, where space is limited and the effects of climate change are already being felt, sustainable development is especially important. We find the smart ways to grow while protecting what makes our island special, its natural beauty, its resources and its future.

At Agora Estates, sustainability is at the core of everything we do. From the materials we choose to the systems we install, we are committed to making

every development as environmentally friendly as possible. Our latest De Rohan Business Centre in Ғaґ-Ғebbuґ reflects this commitment.

At the same time, we never compromise on quality. We believe that sustainability and high standards go together. Every space we create is designed to offer both environmental performance and a high-quality experience for the people who use it.

De Rohan Business Centre



Location in Ħaż-Żebbuġ

Commercial business premises in a central location, close to Malta International Airport and Malta Freeport. The De Rohan Business Centre will be located in Mdina Road, Ħaż-Żebbuġ, with direct links to Ħal-Qormi, Siggiewi, H'Attard and Rabat. This location will not only give you visibility but also easy access to other parts of the Island.



Features

- *Brand-new, state-of-the-art development*
- *Modern architectural design with high-end finishes*
- *Located in Haż-Żebbuġ – a rapidly growing commercial hub*
- *Positioned on two roads for maximum exposure and access*
- *Four separate lifts servicing all levels*
- *Full accessibility across the entire building*
- *Customisable spaces to suit individual business needs*
- *Flexible office sizes available upon request*
- *Open views from the rear for added light and ambiance*
- *High-speed fibre optic internet connectivity*



Features

- *Advanced security and surveillance systems*
- *Energy-efficient lighting and climate control systems*
- *Ample on-site and nearby parking facilities*
- *Common lounge areas and breakout zones*
- *Dedicated loading/unloading bays for logistics*
- *Optional reception area and concierge-style services*
- *Brand signage opportunities for enhanced visibility*
- *Environmentally conscious building with sustainable materials*
- *Close proximity to main arterial roads and public transport*

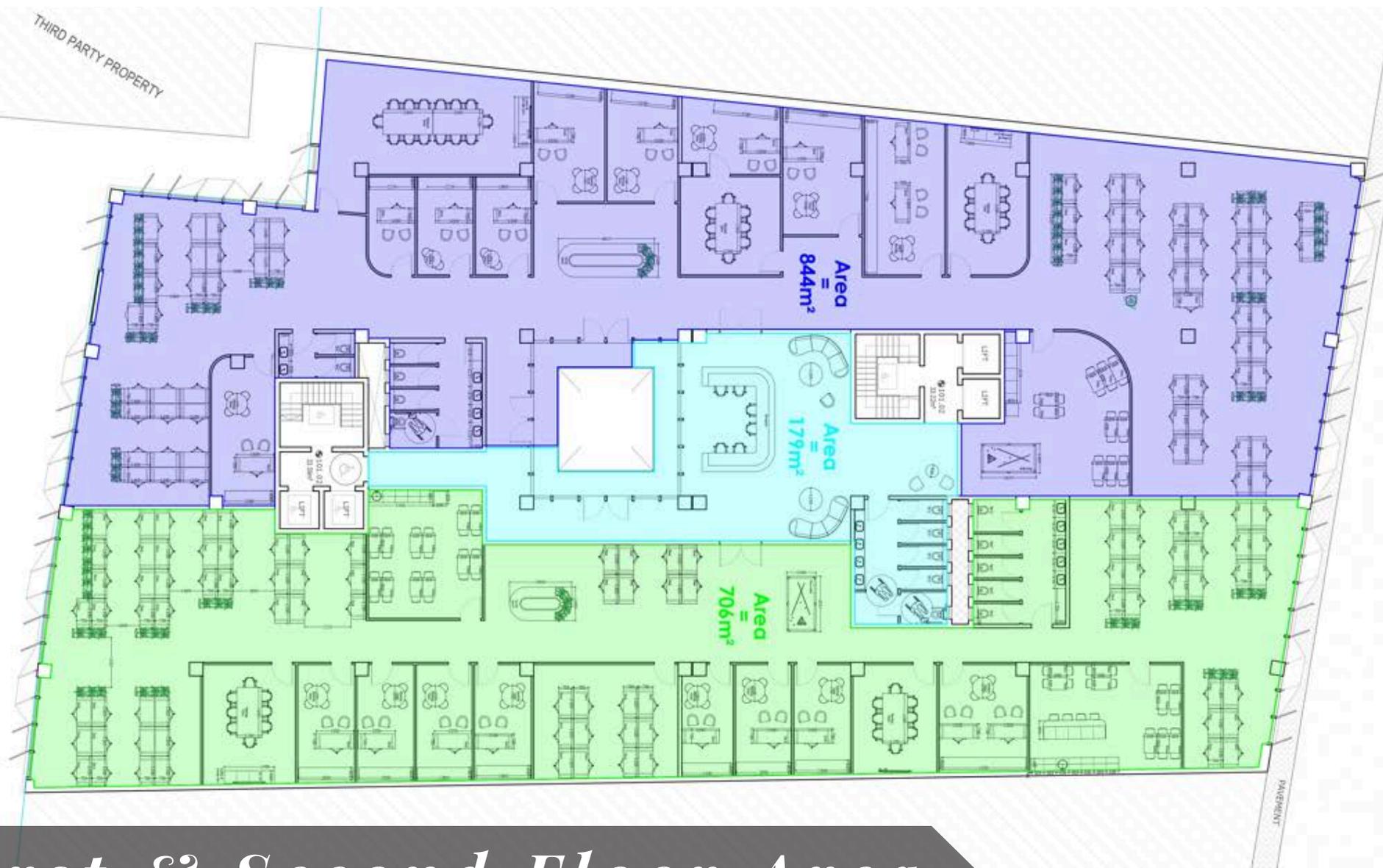


*Projected front facade
of the property*

*Projected back facade
of the property*



THIRD PARTY PROPERTY



First & Second Floor Area

1st and 2nd level 1800 sqm on each level open plan



First & Second Floor Furniture Layout

1st and 2nd level 1800 sqm on each level open plan



Ground Floor Area

Ground floor on 1400 sqm of open plan space



Ground Floor Furniture Layout

Ground floor on 1400 sqm of open plan space



Basement level

Over 200 parking spaces plus 44 parking for motor cycles
at basement level



Meet Robert Mizzi

Let Robert guide you every step of the way to find and customise your ideal office space. With our expert support and a seamless process, secure your elegant office space in De Rohan Business Centre, **Haż-Żebbuġ** today. Contact Agora Estates plc and take the next step toward growing your business with confidence.



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For Further info

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