



## Office building

Nitra

Ask for price





Cellar	-
Foot print	2 700 m <sup>2</sup>
Plot	1 700 m <sup>2</sup>
Parking	Yes
PENB	D
Reference number	102069

**Three-story building for sale, currently an accommodation facility, in one of the oldest towns in Slovakia—Nitra. The offer comes with a project for redevelopment as starter housing or rental apartments.**

The current GBA of the building is 2,735 sq. m., 33 units. By removing the restaurant, meeting room, and other spaces, it's possible to modify it to 44 apartments. Possible extension of 2 floors (project for development available), then the subsequent GBA would be 4,102 sq. m., **66 apartments**.

The property comes with a **detailed architectural study**, budget, structural assessment for the superstructure (in detail DUR with 3D model), acoustic study, static transport project, and other documents.

The building has been in use since 1983. It was **tastefully reconstructed** in 2006, which included replacing the windows with plastic ones, laying new floors, replacing the bathrooms, new risers, insulation, new waterproofing of the roof, new wiring for lightning, and a new gas boiler room.

**Parking for 20 cars** is on a lot in front of the building.

The building offers views of **Zobor**. Within a 5-minute walk, there are **complete amenities** such as a grocery store, drugstore, medical center, pharmacy, school, playgrounds, forest park, charging station for electric cars, and ATM.