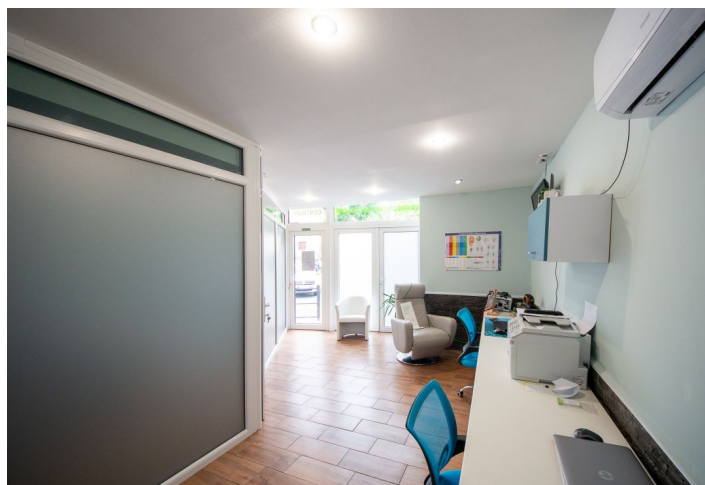




**Mixed use**120 m², Banská Štiavnica, Banská Štiavnica**€ 499 000 | CZK 12 662 125**

Total net leasable area of the building	120 m ²
Terrace	26 m ²
Cellar	-
Total gross floor area of the building	146 m ²
Foot print	120 m ²
Plot	302 m ²
Parking	-
PENB	B
Reference number	105041

Exclusive offer of a three-story multi-functional house with a spacious attic apartment and commercial premises. This unique property is located in the heart of Banská Štiavnica, in a charming location surrounded by the rich history of this city and at the same time offering all the comforts of modern living.

There are **two commercial premises** on the first above-ground floor, both of which are currently **leased on a long-term basis**. The first space consists of 2 rooms, one of which is divided by a **glass partition** into a foyer and a bathroom. This area has a total area of **51.56 m²**. The second commercial space has an area of **115 m²** and was officially approved as a pharmacy in 2006. This space is equipped with the necessary pharmaceutical standards.

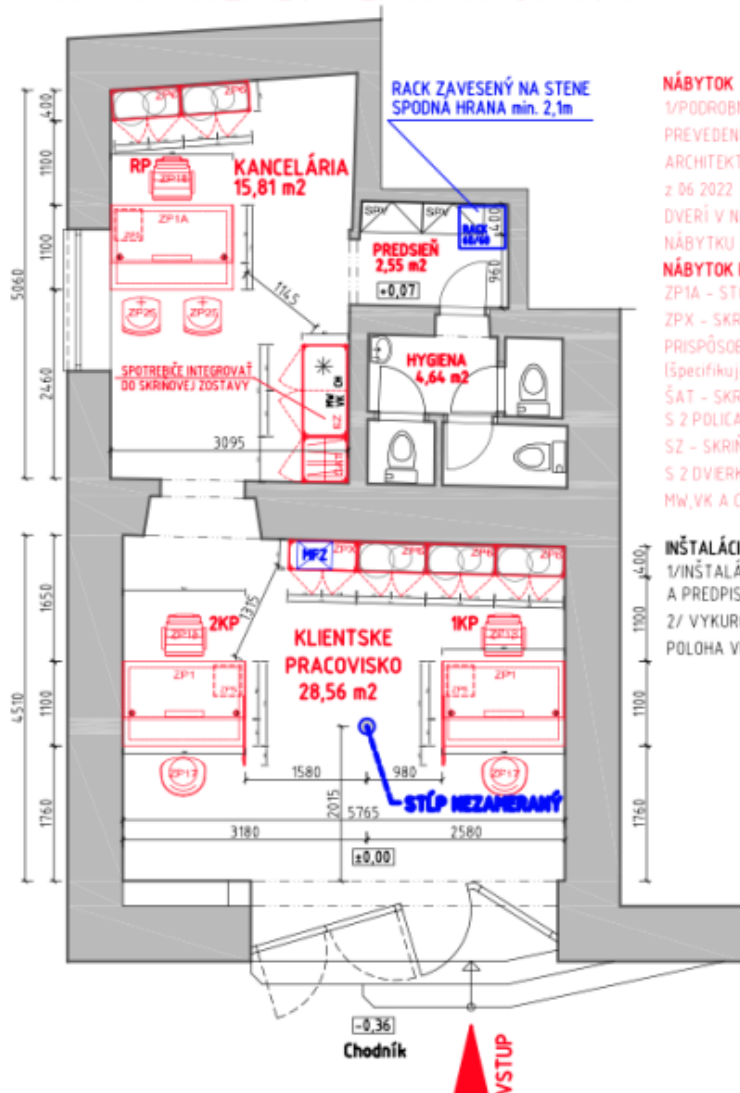
The apartment with an area of **170 m²** is spread out over two attic floors. The layout of the apartment starts with a spacious entrance hall and continues onto the living room with a **fireplace**. There is also a separate kitchen with a closet, three bedrooms with access to a **terrace** or a **loggia**, a **wardrobe**, and a separate bathroom with a bathtub. Two additional separate bedrooms are located on the third floor. The apartment can be lived in or used for short-term rentals.

The standard of the house in the lower part includes includes double layer insulating plastic windows, INCON brand doors, **air-conditioning** in the ambulatory part, and an **alarm** in the pharmacy part. The standard of the upper part includes a new **active breathing KJG roof** with ventilation, plastic FAKRO windows, Delta MAX films, **wooden floors**, a **fireplace**, as well as heating with its own Viessmann gas boiler. **Parking is possible in the courtyard**.

The house is located in the **picturesque center of Banská Štiavnica**, a well-known historical city registered on the **UNESCO** list, with a convenient location and easy access to a wide range of civic amenities and excellent transport accessibility.



NÁVRH ROZMIESTNENIA PRACOVÍSK



NÁBYTOK - DIZAJN BA NIVY:

1/PODROBNÁ ŠPECIFIKÁCIA A DETAILNÉ ROZMERY,
PREVEDENIE, MATERIÁL A FAREBNOSŤ PODLA
ARCHITEKTONICKÉHO NÁVRHU PRE POBOČKU BA NIVY
z 06 2022 (PRISPÔSOBENÉ DĺŽKE STIEN A POLOHE
DVERÍ V NICH, KTORÉ JE POTREBNÉ PRED VÝROBOU
NÁBYTKU ZAMERAŤ)

NÁBYTOK PRISPÔSOBENÝ, V SÚLADE S DIZAJNOM BA NIVY:

ZP1A - STÔL RIADITEĽA, AKO ZP1 BEZ BOČNEJ STIENKY
ZPX - SKRINKA POD MFZ AKO ZP6 BEZ KVETINÁČA
PRISPÔSOBENÁ VEĽKOSTI A HMOTNOSTI MFZ
(špecifikuje IT)
ŠAT - SKRIŇA ŠATNÍKOVÁ 600/600/2000mm,
S 2 POLICAMI A DVERKAMI
SZ - SKRIŇOVÁ ZOSTAVA 1200/600/2000mm,
S 2 DVERKAMI S INTEGROVANÝMI SPOTREBIČMI
MW, VK A CHLADNÍČKOU

INŠTALÁCIE:

1/INŠTALÁCIE A KABELÁŽ RIEŠIŤ V SÚLADE S NORMAMI
A PREDPISMI
2/ VYKUROVANIE TEPLOVODNÉ - RADIÁTORMI,
POLOHA VK NEZAMERANÁ

DELIACU SDK PRIEČKU V KANCELÁRII RP VYBÚRAŤ
UMÝVADLO/DREZ ZDEMONTOVAŤ A ZABLENDOVAŤ

Plocha pobočky = 51,56 m²

