



Apartment building

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Bratislava I, Bratislava, Hviezdoslavovo námestie





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Plot	1 451 m ²
Foot print	1 188 m ²
Parking	Yes
Cellar	-
PENB	Not required
Reference number	105365

This multifunctional, partially renovated historical building with parking in the courtyard is located right in the heart of Old Town Bratislava. Csáky Palace is a national cultural monument that was built by architect Matthias Walch in 1775 in a Baroque style with elements of Classicism on Rudnay Square opposite St. Martin's Cathedral.

Key investment criteria:

- rough floor area: 3,806 m²
- potential completion of another 290 m² (4,097 m² in total)
- lucrative place in the center of Bratislava
- one of the city's most iconic buildings
- **parking for 10 cars in the courtyard**
- **standing tenants**

Property description:

- 1st underground floor 373 m², 1st floor: 636 m², 2nd floor 810 m², 3rd floor 813 m², 4th floor 364 m², attic (5th floor + part of the 4th floor) about 810 m² + the possibility to raise it by 290 m²
- land: 1,451 m²
- partially **reconstructed** several times over the last 15 years
- faces **Hviezdoslavovo Square and Panská Street**
- boiler heating
- roof and exterior and interior facades are partially reconstructed
- new electrical wiring and distribution boards
- no elevator

The entire property is currently rented commercially, except for the basement and undeveloped attic, where there is the possibility of creating two floors facing Panská Street due to the technical prerequisites.

The building is located in the immediate vicinity of the **Danube embankment** and the historic part of Bratislava with a selection of the best restaurants, cafes, and bars. Full civic amenities are within walking distance or nearby. Excellent public transport accessibility (tram, bus) and good traffic connections to the ring road.

