



# Office building

Ask for price

Bratislava I, Bratislava, Hviezdoslavovo námestie





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|                  |                      |
|------------------|----------------------|
| Cellar           | -                    |
| Foot print       | 1 188 m <sup>2</sup> |
| Plot             | 1 451 m <sup>2</sup> |
| Parking          | Parking in the yard  |
| PENB             | Not required         |
| Reference number | 105366               |

**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 m<sup>2</sup>
- potential completion of another 290 m<sup>2</sup> (4,097 m<sup>2</sup> 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

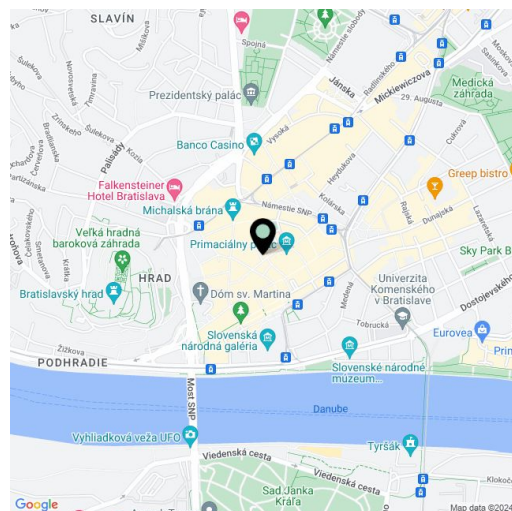
Property description:

- 1st underground floor 373 m<sup>2</sup>, 1st floor: 636 m<sup>2</sup>, 2nd floor 810 m<sup>2</sup>, 3rd floor 813 m<sup>2</sup>, 4th floor 364 m<sup>2</sup>, attic (5th floor + part of the 4th floor) about 810 m<sup>2</sup> + the possibility to raise it by 290 m<sup>2</sup>
- land: 1,451 m<sup>2</sup>
- 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

Location

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





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|                         |                      |                               |
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| <b>Foot print</b>       | 1 188 m <sup>2</sup> |                               |
| <b>Plot</b>             | 1 451 m <sup>2</sup> |                               |
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