



## Office building

4 616 m<sup>2</sup>, Trnava, Strojársená

Ask for price





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Total net leasable area of the building	4 616 m <sup>2</sup>
Cellar	Yes
Total gross floor area of the building	7 249 m <sup>2</sup>
Foot print	940 m <sup>2</sup>
Plot	3 716 m <sup>2</sup>
Parking	67 parkovacích miest
PENB	G
Reference number	107319

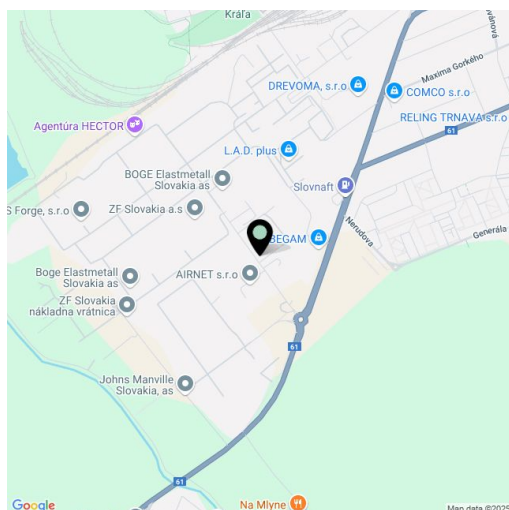
**We exclusively offer for sale a 9-storey building near the industrial zone in Trnava with a project for reconstruction into an accommodation facility. The building has social rooms on the roof, three multifunctional floors or garage with plenty of parking spaces.**

The high-rise nine-storey building has a basement and a flat roof, currently unused. There is a two storey shop, back of house and boiler room attached to the NW side, the SW side of the building has the main entrance and car parking. The building is suitable for temporary accommodation as a workers' hostel - for this purpose there is also a project for its reconstruction.

The layout of the reconstructed building is designed on the 1st floor shops, services, public catering with facilities, warehouses, social facilities for visitors and employees, the original reconstructed elevators and staircase to the floors. On 2. and 3. NP is projected administration with facilities - 36 offices, common rooms, elevators. On the 4th - 8th floor is designed temporary accommodation in the scope of workers' hostel, a total of 50 single and 40 double rooms with sanitary facilities and kitchenette. On the highest 9. NP are common rooms with social facilities, elevators and staircase to the floors. In the basement there is an economic background of the building.

The original two-storey shop building will be renovated into a mass garages on three floors with up to 51 parking spaces, on the plot should be created another 16 parking spaces.

The total area of the building will be approximately 8 000 m<sup>2</sup>





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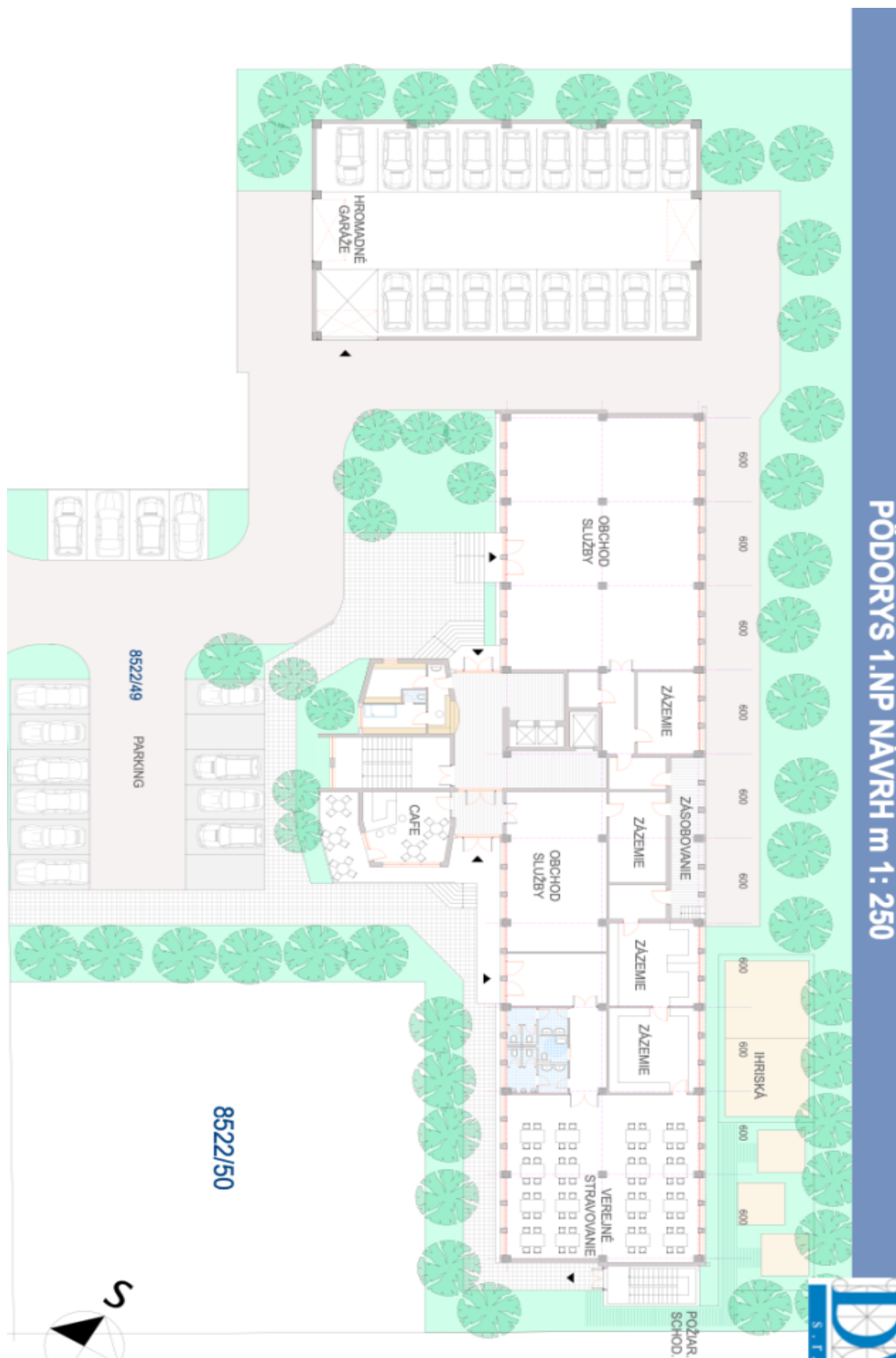
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PÔDORYS 2.NP NÁVRH m 1: 250





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PÔDORYS 3.NP NÁVRH m 1 : 250





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PÔDORYS 4.-8.NP NÁVRH m 1 : 250

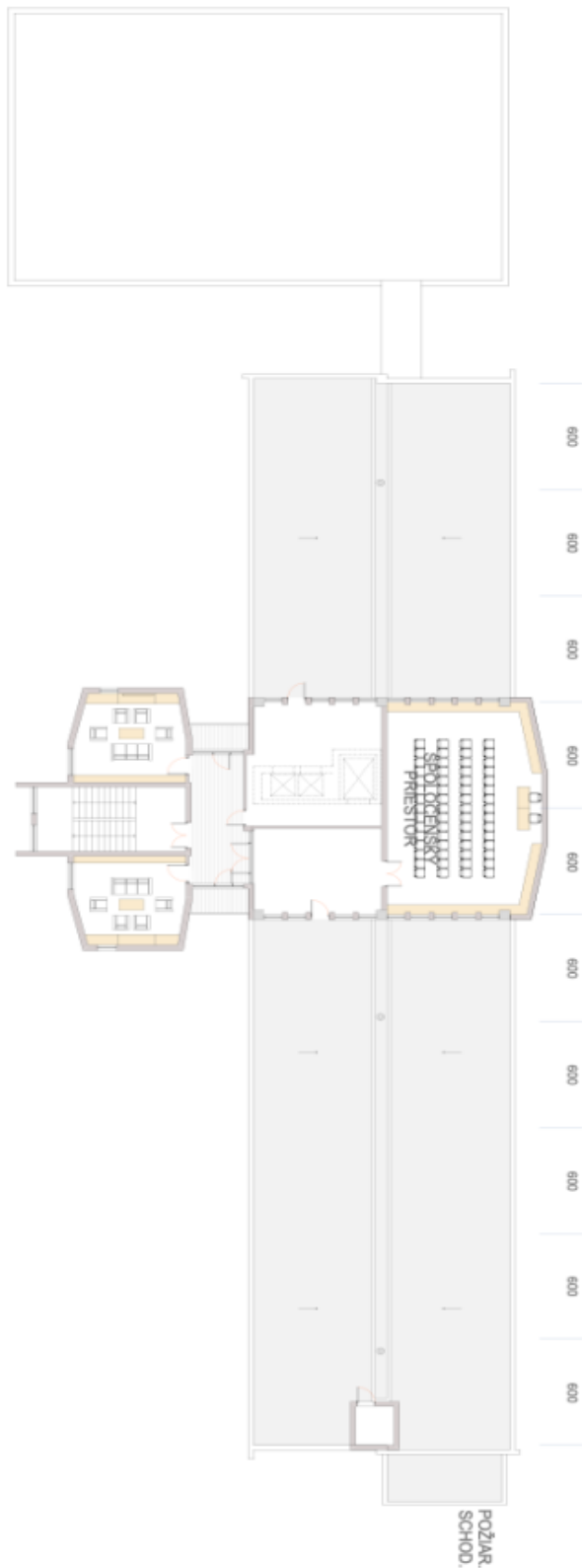




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PÔDORYS 9.NP NÁVRH m 1 : 250

