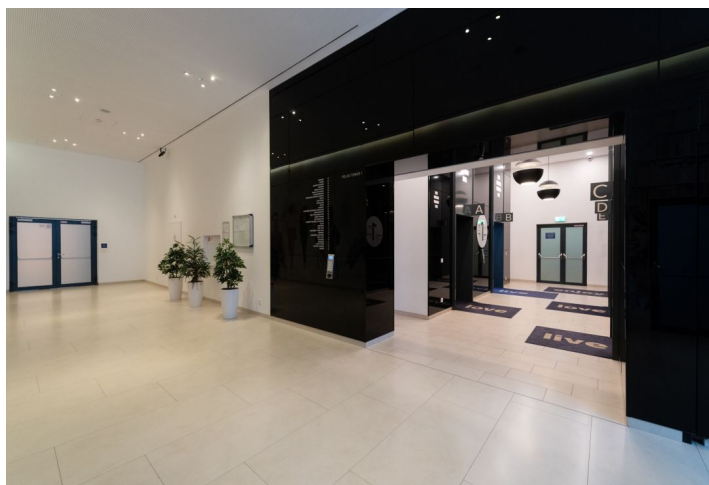
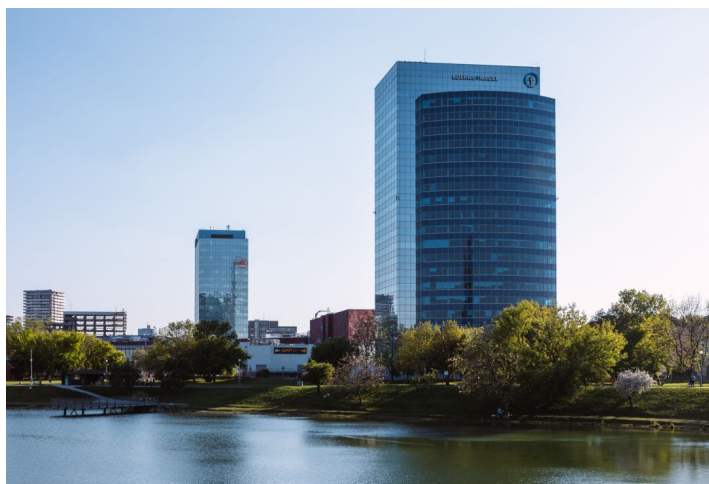




# Office building

2 593 m<sup>2</sup>, Bratislava III, Nové Mesto, Vajnorská

€ 12.90 / m<sup>2</sup> | CZK 325 / m<sup>2</sup>





## Office building

€ 12.90 / m<sup>2</sup> | CZK 325 / m<sup>2</sup>

2 593 m<sup>2</sup>, Bratislava III, Nové Mesto, Vajnorská

Service price	5 EUR monthly per m <sup>2</sup>
Total building area	16 880 m <sup>2</sup>
Tenant consumption	—
Parking	80 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	32282

**This multifunctional complex offers high-standard office space for lease with good building visibility at a well-known address.** Another advantage of the location is its proximity to Lake Kuchajda with many sports and recreation opportunities.

The buildings are part of the international **myhive administrative building brand**, which offers tenants and visitors everything they need for commercial success and prosperity, all in one place.

**myhive is more than just an office** - it's where people like to stay. The interior design reflects the warm and friendly atmosphere of a hotel lobby, which will warmly welcome you and your visitors.

**myhive is a unique concept** that offers superior customer service. In addition to the reception, a community manager will take care of you and all of your needs, preparing various events for tenants, looking for opportunities for cooperation with other tenants, and making sure you are satisfied.

It features common meeting and conference rooms, shops, an exercise room, bicycle storage, a dressing room with showers, attractive outdoor facilities, and much more.

### Location:

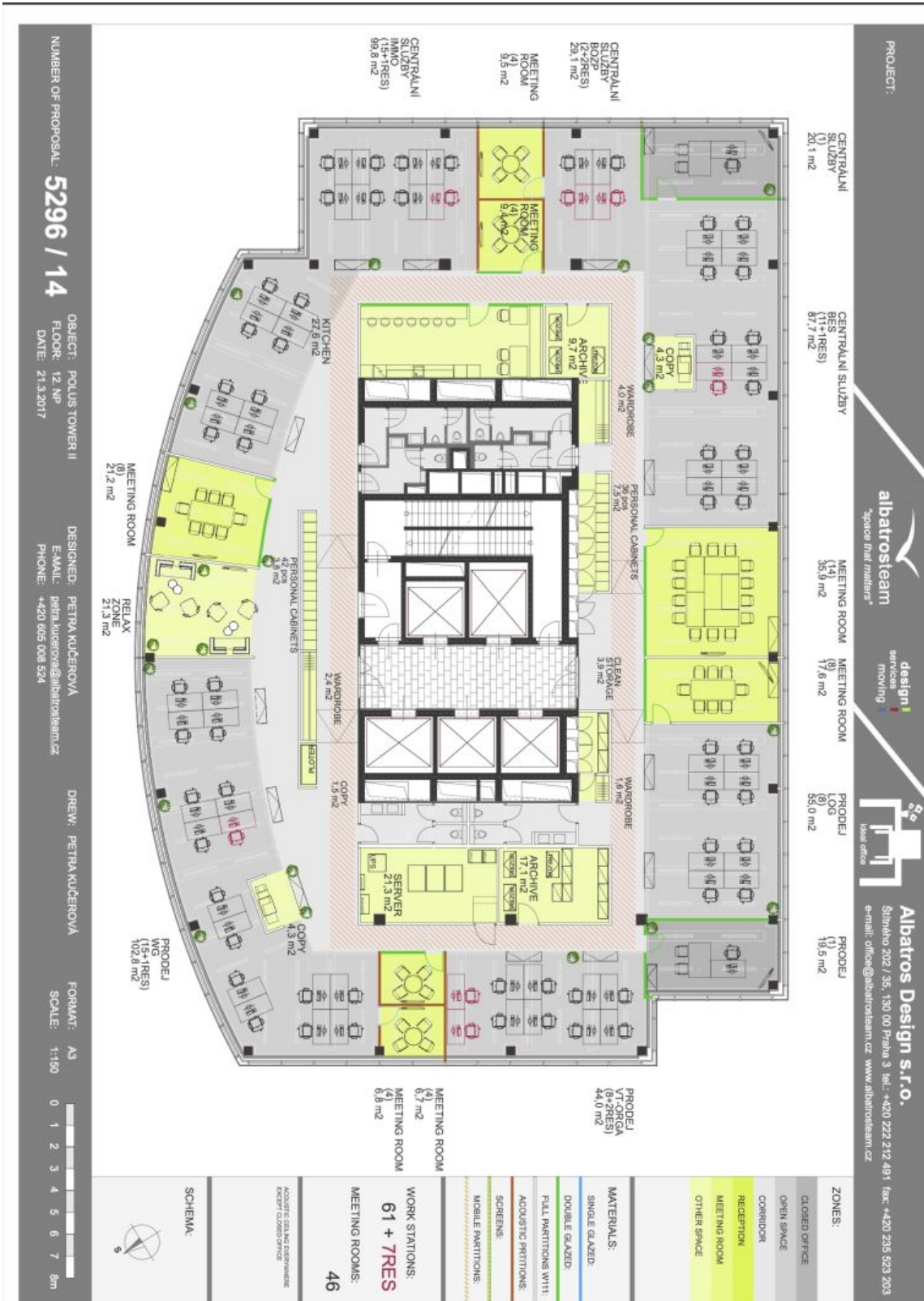
Excellent transport accessibility to the center. Trams 2 and 4 stop right in front of the building as well as up to five bus lines. The Bratislava-Nové Mesto train station is within walking distance.

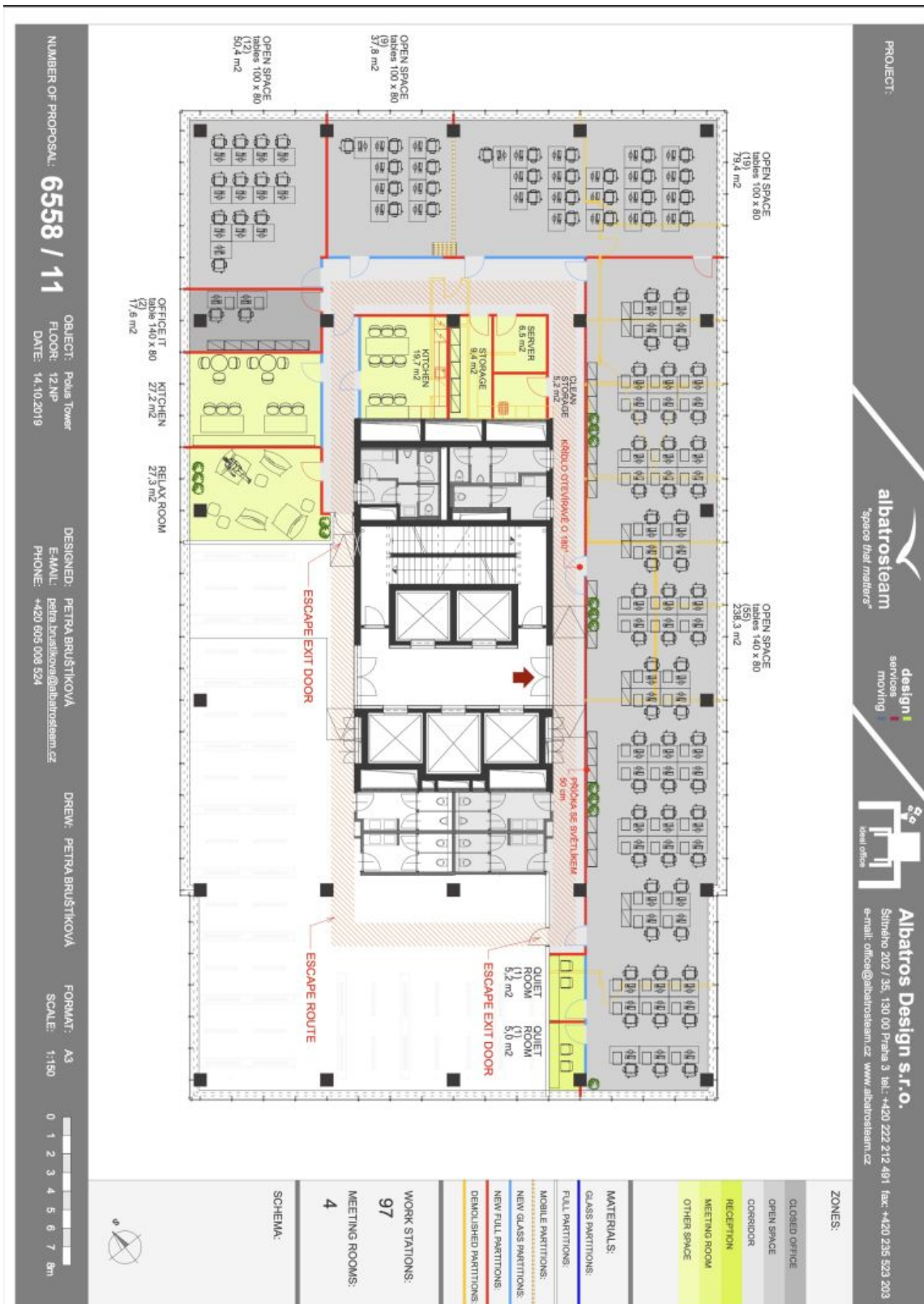
### Facilities & Services:

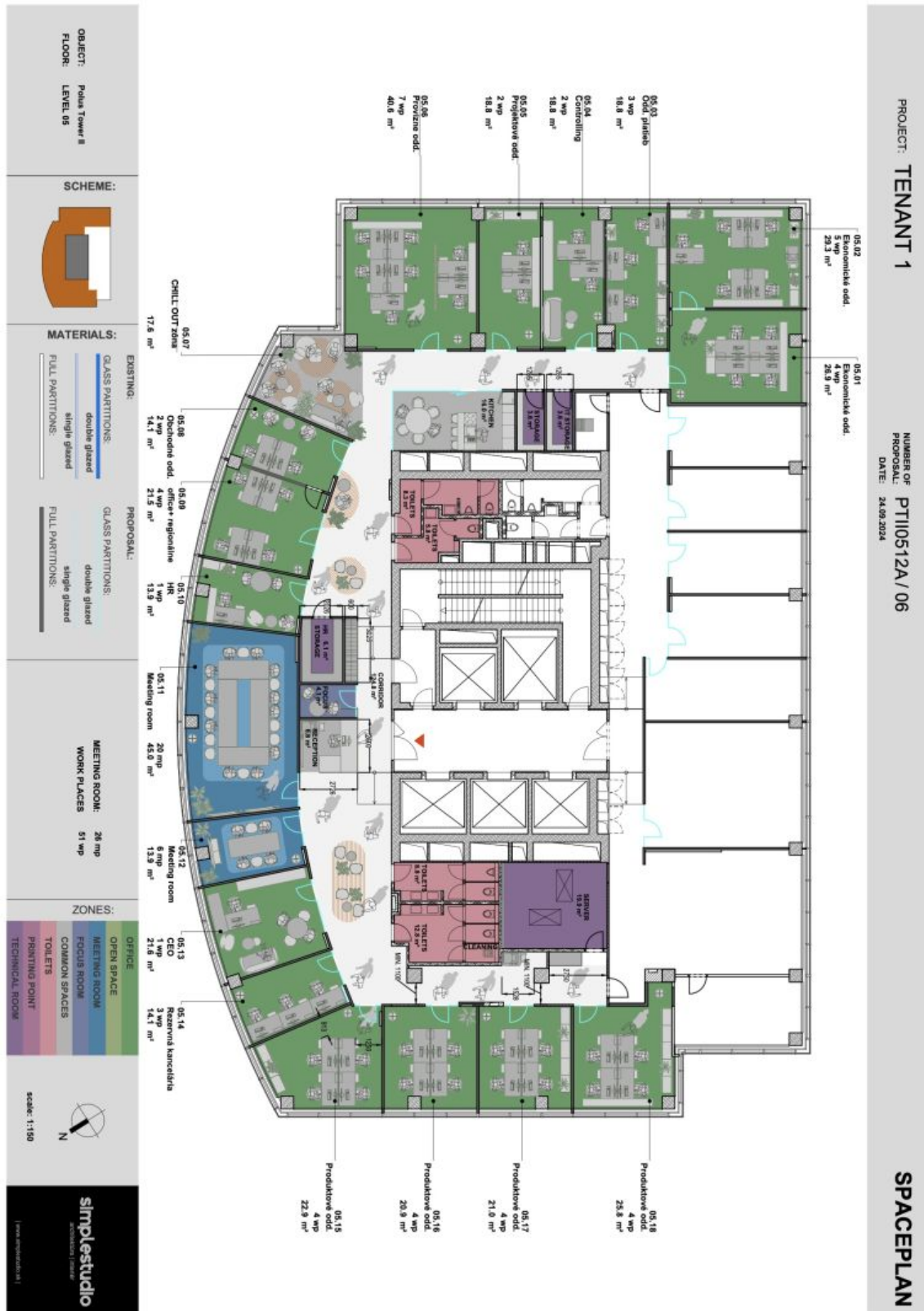
Flexible layout. State-of-the-art telecommunications connection. Air conditioning and heating (ceiling cooling). Sprinklers. Camera system. Modern elevators. Electronic security. Raised floors. Lowered ceilings with built-in lighting. 24-hour security service. Elegant entrance area with a reception. Showers and bicycle storage on the ground floor. Common meeting rooms. Parking for visitors in the adjacent shopping center, up to 3 hours free.

Rent and fees are exclusive of VAT. Lessee pays no commission.









PROJECT: TENANT 1

NUMBER OF PROPOSAL: PT110512A/06  
DATE: 24.09.2024

SPACEPLAN

**OBJECT:** Puka Tower II  
**FLOOR:** LEVEL 05

**SCHEME:**

**MATERIALS:**  
**EXISTING:**  
 CLASS PARTITIONS: double glazed, single glazed  
 FULL PARTITIONS:

**PROPOSAL:**  
 CLASS PARTITIONS: double glazed, single glazed  
 FULL PARTITIONS:

**MEETING ROOM:** 28 mp  
**WORK PLACES:** 51 wp

**ZONES:**  
 OFFICE  
 OPEN SPACE  
 MEETING ROOM  
 FOCUS ROOM  
 COMMON SPACES  
 TOILETS  
 PRINTING POINT  
 TECHNICAL ROOM

scale: 1:150

**simplestudio**  
architectural studio

