



# Office building

€ 14.00 - 16.00 / m<sup>2</sup> | CZK 352 - 402 / m<sup>2</sup>

31 000 m<sup>2</sup>, Bratislava I, Old Town, Čulenova



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|                         |                                  |
|-------------------------|----------------------------------|
| Service price           | 4 EUR monthly per m <sup>2</sup> |
| Total building area     | 31 000 m <sup>2</sup>            |
| Tenant consumption      | —                                |
| Parking                 | 130 EUR                          |
| Parking service charges | —                                |
| Parking ratio           | —                                |
| Certification           | —                                |
| PENB                    | A                                |
| Reference number        | 32644                            |

**A new 18-storey office building built by world-class architect Zahy Hadid, with a green roof terrace and first-class office space of the highest standard.**

Several private terraces are available in the building and it is surrounded by a large 7-hectare park with playgrounds, an amphitheater, picnic areas, gardens and an orchard. The office building offers 31,000 sq. m. of office and retail space and 600 parking spaces for lease and meets the sustainability conditions guaranteed by LEED certification.

**Location:**

The building is strategically located thanks to its excellent connection from the city center to the D1 motorway. The big advantage is the proximity of the Apollo Bridge, which connects Petržalka with the Old Town. In the vicinity there is a multifunctional complex Eurovea with full amenities, the newly rebuilt bus station Nivy, which will also be located near the project will bring to the site yet more amenities and offer people comfortable travel inside and outside of Bratislava.

**Facilities & services:**

- high flexibility of space division - open space and separate offices, according to tenant's requirements
- raised floor with floor boxes
- suspended plasterboard ceiling
- clear height of the premises - 3 m
- interior blinds
- design of premises, floor coverings, building part - according to tenant's requirements
- parking for tenants and visitors
- 24-hour security service, CCTV
- Intelligent Building Management System
- contactless magnetic / chip cards

**Available from 09/2020.**

Rent and fees are listed without VAT. Tenant pays no commission.



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AREA: 2 521 m<sup>2</sup>

- OPENSOURCE
- OFFICES
- MEETING ROOMS
- RECEPTION
- SERVER / STORAGE / TOILETS

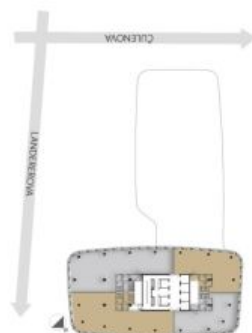




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AREA: 1 180 m<sup>2</sup>

- OPENSPACE
- OFFICES
- MEETING ROOMS
- RECEPTION
- SERVER / STORAGE / TOILETS

