



**Office space**

Bratislava I, Staré Mesto, Pribinova

Sold

Available area	229 m ²
Tenant consumption	—
Parking	parking spaces in the garage 2x EUR 25,000
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	34362

Office space on the roof of the Eurovea shopping center with views of the Danube River and art work (the statue of a lion and M. R. Stefanik).

The space consists of a reception, a meeting room, an open space with a balcony, three separate offices, a kitchen, 3 toilets, a shower, 2 storerooms, and an archive.

Features include aluminum windows, **electric blinds**, carpets, **air conditioning**, built-in office furniture, collectors for heating, **high standard interior doors**, and a granite kitchen. The entrance to the premises is via an attendance card. There are **two parking spaces** in the underground garage. The office also has **two cellar units**.

The popular residential location near the city center offers a full spectrum of civic amenities, including educational and medical facilities, shops and supermarkets, with plenty of sports opportunities. Quick access by car as well as public transport. The pleasant neighborhood is home to the popular Danube Promenade, ideal for evening walks and meetings.

Interior 205 m², balcony 11 m², cellar 13 m²

The price of the office is EUR 991,666 without VAT (EUR 1,190,000 with VAT). The price of the parking spaces is 2x EUR 25,000 without VAT (2 x EUR 30,000 with VAT).

