



## Retail space

€ 328 000 | CZK 8 267 240

92 m<sup>2</sup>, Bratislava III, Nové Mesto, Račianska





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Total area	92 m <sup>2</sup>
Parking	Parking in the price from 14 940 EUR with VAT.
PENB	A
Reference number	37943

The commercial space in the emerging multifunctional Guthaus complex will be part of a modern city building from the workshop of renowned European architects. The space formed by outdoor areas of 14,000 m<sup>2</sup>, new playgrounds, with hundreds of residents living in the new building, up to thousands in the vicinity has the ambition to become a new city boulevard. Estimated date of approval December 2021, estimated date of handover of commercial space in 3Q 2022.

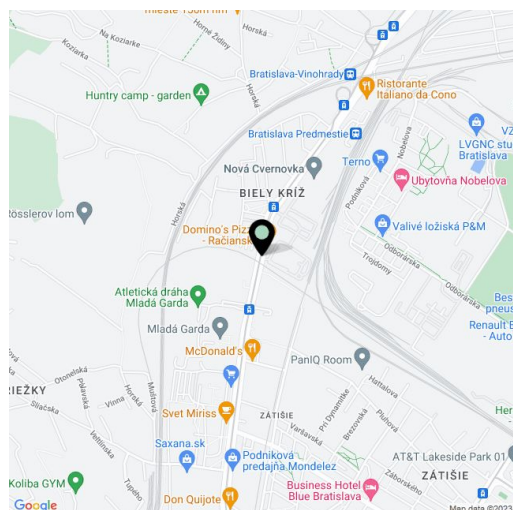
The space located on the ground floor of the building with an entrance from the street is suitable for any business purpose except gastronomic use. Sold in "shell & core" design.

Račianska street combining modern development with industrial areas is gradually changing into an attractive zone. It brings the advantage of quick access to all services and institutions by tram, bus or car. In the future, there will be an opportunity to use the interchangeable hub of urban rail transport and the rich infrastructure of cycle paths in the vicinity of the project. In the neighborhood of the Little Carpathians or Nová Cvernovka, they already offer a creative environment and make the new city part an attractive space for business.

Possibility to purchase an outdoor parking space at a price of 14,940 EUR with VAT or a garage parking space from 19,900 EUR with VAT.

The price of commercial space is 328,000 EUR with VAT (273,333 EUR without VAT).

Interior 92 m<sup>2</sup>





Vymera priestoru

91,88 m<sup>2</sup>

M 1:300, A3  
I.N.P

