





Available area	136 m <sup>2</sup>
Tenant consumption	—
Parking	garage parking space for EUR 25,000
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	41118

Non-residential space for sale in the newly created [Slávičie Residences](#) that can be used as an office or apartment located on the 1st floor of a building with only three apartments. The entire complex is gated and maintained by a caretaker. It's possible to purchase a cellar storage unit as well as a parking space. The space is sold in a state of shell & core.

The layout consists of a larger room with French windows and a clear ceiling height of 2.8 m. There is also a kitchenette with a pantry, 2 toilets, and 2 storage rooms.

Facilities include triple-glazed Aluprof MB-86 **aluminum windows**, Lomax exterior blinds in anthracite, a heat recovery unit, a Panasonic Aquarea heat pump, and a Defendor security entrance door. The interior is bright and airy thanks to a clear ceiling height of 2.8 m. It's possible to purchase a parking space in the garage or in an outside parking lot.

Close and at the same time far enough from the busy center of Bratislava—this is how the location of the newly established gated Slávičie Residence can be described. The timeless residential area is known for its greenery and **beautiful architecture**, and is home to several embassies. And nearby? The Vinarium coworking center, for starters. Also, the Cubicon shopping center with restaurants and a fitness center, a Montessori kindergarten, a botanical garden, or the Zoo. You can get to the Danube River by car in 10 minutes. If you want to reduce your carbon footprint, a public transport stop is only a 5-minute walk away.

Interior 136.44 m<sup>2</sup>

