





## Retail space

196 m<sup>2</sup>, Bratislava V, Petržalka

€ 449 000 | CZK 11 278 880

|                  |                    |
|------------------|--------------------|
| Total area       | 196 m <sup>2</sup> |
| Parking          | -                  |
| PENB             | G                  |
| Reference number | 101403             |

These nicely located commercial premises at a busy intersection in Petržalka, located on the ground floor of a new building, offer a wide range of opportunities for business entities with good visibility and parking directly in front of the building.

The glazed premises have a spacious open space, a bar with access to the kitchen, toilets, a closet, a storage room with a server room, and a separate room with a library and seating. In front of the space is a **terrace with summer seating**. The interior currently offers **60 seats**.

The space is equipped with custom utility meters, tile floors, aluminum **storefronts** with impressive interior/exterior openness in the summer months, **HVAC**, underfloor heating, an **alarm system**, a **fully equipped bar** with granite countertops including a quick dishwasher, ice maker, and refrigerated stainless steel drawers. The **kitchen is also fully equipped** with professional appliances including an electric kettle, deep fryer, grill, dishwasher, refrigerator, freezer, stainless steel counters, etc.

As it is a commercial space, it can be used not only as a bar/restaurant/cafe but also as a shop, showroom, office, office, dispensary, etc.

The location offers complete civic amenities, proximity to a dam, Malý Draždiak Lake, and excellent accessibility by car and public transport.