



# Office space Three-bedroom (4+kk)

Rented

Bratislava I, Bratislava, Pribinova





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Available area	137 m <sup>2</sup>
Cellar	-
Parking	200 - 200 EUR
Reference number	102302

This sunny south-facing space in the popular Eurovea project offers amazing views of the Danube River and floodplain forests. The space includes a spacious cellar and a parking space in the basement of the building.

The layout of the space consists of an entrance hall with a **walk-in wardrobe**, a large open space **overlooking the Danube**, and three offices (two with built-in closets and one with an en suite bathroom and kitchenette). From the hallway there is a door to a second bathroom and a **built-in wardrobe** with a server room. The three offices face a quiet courtyard.

Facilities include vinyl floors, security fire doors, and underfloor convector heaters. The rooms are **air-conditioned** with aluminum windows.

This popular location close to the city center provides full amenities including a wealth of sports opportunities as well as quick access by car and public transport. Directly in the building are all kinds of shops, an organic grocery store, a supermarket, a fitness center, a notary public, banks, massage services, cinemas, popular restaurants, cafes, and more. The pleasant location within walking distance of the historic city center offers lovely evening walks along the popular Danube Promenade.

Interior 137 m<sup>2</sup>, loggia 6 m<sup>2</sup>, cellar 7 m<sup>2</sup>

Rental price EUR 1,700 + EUR 400 deposit for utilities and services + EUR 200 parking space in the building's garage

