



344 m<sup>2</sup>, Banská Štiavnica, Banská Štiavnica

Total area	344 m <sup>2</sup>
Parking	Yes
PENB	B
Reference number	105123

**Exclusive offer to purchase business premises in a family house with a spacious attic apartment. This unique property is located in the heart of Banská Štiavnica, in a charming location surrounded by the rich history of this city and at the same time offering all the comforts of modern living.**

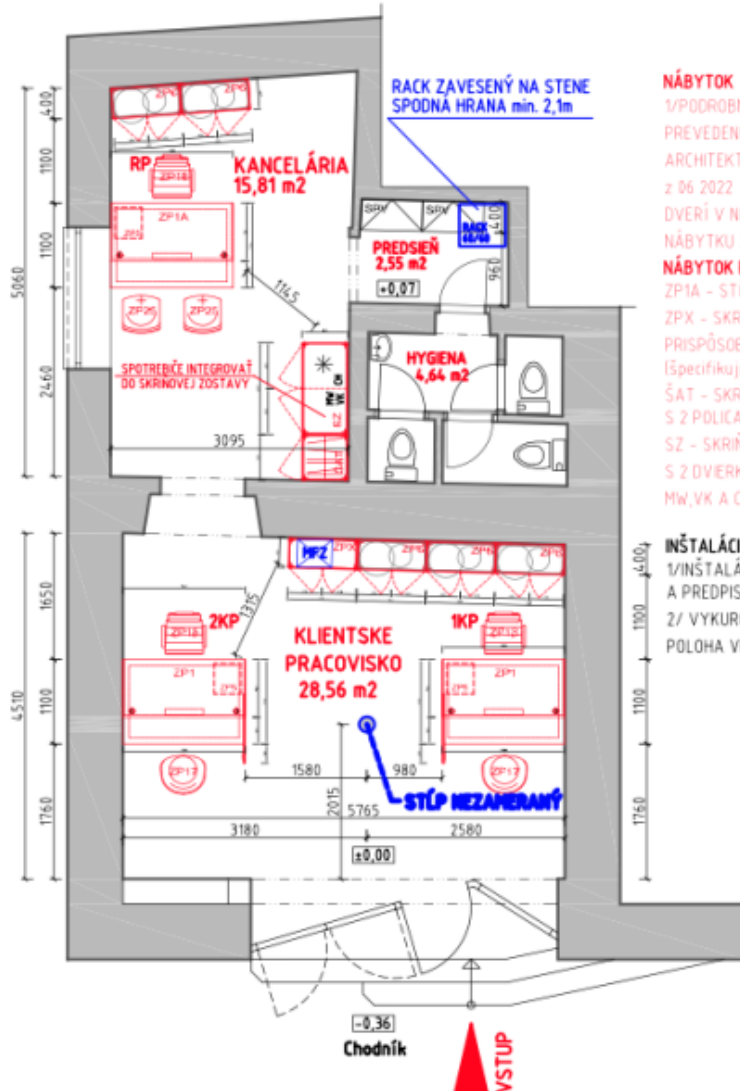
There are two commercial premises on the first above-ground floor, both of which are currently **leased on a long-term basis**. The first space consists of 2 rooms, one of which is divided by a **glass partition** into a foyer and a bathroom. This area has a total floor area of **51.56 m<sup>2</sup>**. The second commercial space has a total area of **115 m<sup>2</sup>** and was officially approved as a pharmacy in 2006. This space is equipped with the necessary pharmaceutical standards.

In addition to the commercial premises, there is a **spacious apartment** with an area of **170 m<sup>2</sup>** spread over two attic floors. This apartment can be lived in or used for short-term rentals. The property also includes a **courtyard**.

The building is located in the **picturesque center of Banská Štiavnica**, a well-known historical city registered on the **UNESCO** list, with a convenient location and easy access to a wide range of civic amenities and excellent transport accessibility.



## NÁVRH ROZMIESTNENIA PRACOVÍSK



## NÁBYTOK - DIZAJN BA NIVY:

1/PODROBNÁ ŠPECIFIKÁCIA A DETAILNÉ ROZMERY, PREVEDENIE, MATERIÁL A FAREBNOSŤ PODLA ARCHITEKTONICKÉHO NÁVRHU PRE POBOČKU BA NIVY z 06 2022 (PRISPÔBENÉ DĺŽKE STIEN A POLOHE DVERÍ V NICH, KTORÉ JE POTREBNÉ PRED VÝROBOU NÁBYTKU ZAMERAŤ)

## NÁBYTOK PRISPÔBENÝ, V SÚLADE S DIZAJNOM BA NIVY:

ZP1A - STÓL RIADITEĽA, AKO ZP1 BEZ BOČNEJ STIENKY  
ZPX - SKRINKA POD MFZ AKO ZP6 BEZ KVETINÁČA PRISPÔBENÁ VEĽKOSTI A HMOTNOSTI MFZ (špecifikuje IT)  
ŠAT - SKRIŇA ŠATNÍKOVÁ 600/600/2000mm, S 2 POLICAMI A DVERKAMI  
SZ - SKRIŇOVÁ ZOSTAVA 1200/600/2000mm, S 2 DVERKAMI S INTEGROVANÝMI SPOTREBIČMI MW, VK A CHLADIČKOU

## INŠTALÁCIE:

1/INŠTALÁCIE A KABELÁŽ RIEŠIŤ V SÚLADE S NORMAMI A PREDPISMI  
2/ VYKUROVANIE TEPLOVODNÉ - RADIÁTORMI, POLOHA VK NEZAMERANÁ

DELIACU SDK PRIEČKU V KANCELÁRII RP VYBÚRAŤ  
UMÝVADLO/DREZ ZDEMONTOVAŤ A ZABLENDOVAŤ

**Plocha pobočky = 51,56 m<sup>2</sup>**

