svobodaGwilliams



Office space

Bratislava I, Staré Mesto, Pribinova











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 22. 02. 2025, 12:24

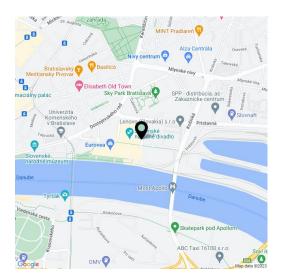
svoboda&williams



Office space

Bratislava I, Staré Mesto, Pribinova

Available area		229 m²
Tenant consumpt	on	_
Parking	parking spaces in the gar	age 2x EUR 25,000
Parking se	rvice charges	_
Parking ratio		_
Certificati	on	_
PENB		A
Reference number		34362



Office space on the roof of the Eurovea shopping center with views of the Danube River and art work (the statue of a lion and M. R. Stefanik).

The space consists of a reception, a meeting room, an open space with a balcony, three separate offices, a kitchen, 3 toilets, a shower, 2 storerooms, and an archive.

Features include aluminum windows, electric blinds, carpets, air conditioning, built-in office furniture, collectors for heating, high standard interior doors, and a granite kitchen. The entrance to the premises is via an attendance card. There are two parking spaces in the underground garage. The office also has two cellar units.

The popular residential location near the city center offers a full spectrum of civic amenities, including educational and medical facilities, shops and supermarkets, with plenty of sports opportunities. Quick access by car as well as public transport. The pleasant neighborhood is home to the popular Danube Promenade, ideal for evening walks and meetings.

Interior 205 m², balcony 11 m², cellar 13 m²

The price of the office is EUR 991,666 without VAT (EUR 1,190,000 with VAT). The price of the parking spaces is 2x EUR 25,000 without VAT (2 x EUR 30,000 with VAT).

Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com

Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 Bratislava +421 948 939 938

PDF created 22.02.2025.12:24