



## Office space

Bratislava III, Nové Mesto

Ask for price





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Available area	762 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
Reference number	102891

**We have been exclusively retained by the owner to offer for sale this unique building with terraces located directly by Lake Kuchajda in the Bratislava district of New Town. The building is suitable for use as a restaurant, event space, showroom, unique elegant company headquarters, etc.**

The layout of the building consists of **three floors**. The ground floor of the building has an entrance hall with toilets, a cloakroom, storerooms, and a cleaning room. There is also a **professional-grade kitchen** and a spacious **open space** with a bar. The first floor is configured as an office and utility rooms including a boiler room and a **lounge** with a **terrace**. In the basement is a private **wine cellar** with a bar and toilets.

The building's amenities include wooden and ceramic floors, **aluminum windows**, a **sandstone** facade, **exterior shading**, its own gas boiler, **security equipment** with an alarm and CCTV system, **air-conditioning**, and **HVAC**.

The neighborhood offers full services in the immediate vicinity of the **Vivo shopping center**. The area around Lake Kuchajda offers many **recreational** and **sports activities** such as swimming, running, football, basketball, table tennis, beach volleyball, and more. Another advantage of the location is its **unbeatable transport options** with direct connections to the main transport routes.

Built-up area 762 m<sup>2</sup>, interior 619 m<sup>2</sup>, exterior (terraces) 839 m<sup>2</sup>.