

## Historic property

Ask for price

Bratislava I, Bratislava, Hviezdoslavovo námestie



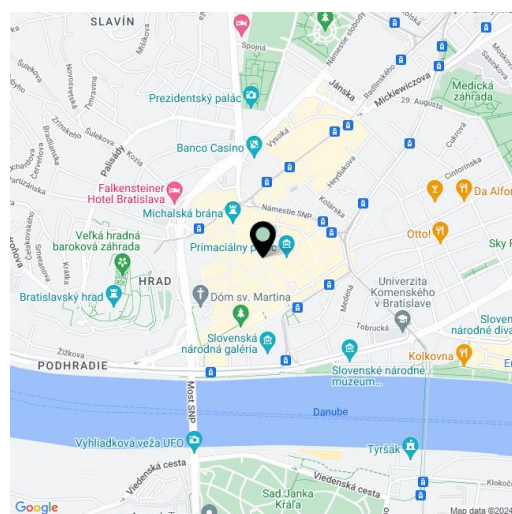


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Total area	3 807 m <sup>2</sup>
Foot print	1 188 m <sup>2</sup>
Plot	1 451 m <sup>2</sup>
Parking	Parking in the yard
PENB	Not required
Reference number	105006



**This multifunctional, partially renovated historical building with parking in the courtyard is located right in the heart of Old Town Bratislava. Csáky Palace is a national cultural monument that was built by architect Matthias Walch in 1775 in a Baroque style with elements of Classicism on Rudnayovo Square opposite St. Martin's Cathedral.**

Key investment criteria:

- rough floor area: 3,806 m<sup>2</sup>
- **potential completion of another 290 m<sup>2</sup>** (4,097 m<sup>2</sup> in total)
- lucrative place in the center of Bratislava
- one of the city's **most iconic buildings**
- **parking for 10 cars** in the courtyard
- **long-term tenants**

Property description:

- 1st underground floor 373 m<sup>2</sup>, ground floor: 636 m<sup>2</sup>, 1st floor 810 m<sup>2</sup>, 2nd floor 813 m<sup>2</sup>, 3rd floor 364 m<sup>2</sup>, attic (5th floor + part of the 4th floor) about 810 m<sup>2</sup> + **the possibility to raise it by 290 m<sup>2</sup>**
- land: 1,451 m<sup>2</sup>
- **partially reconstructed** several times over the last 15 years
- faces **Hviezdoslavovo Square** and **Panská Street**
- boiler heating
- **roof** and exterior and interior facades are **partially reconstructed**
- **new electrical wiring** and distribution boards
- no elevator

Location

The **entire property** is currently **rented commercially**, except for the basement and undeveloped attic, where there is the possibility of creating two floors facing Panská Street due to the technical prerequisites.

The building is located in the immediate **vicinity of the Danube embankment** and the **historic part of Bratislava** with a selection of the best restaurants, cafes, and bars. Full civic amenities are within walking distance or nearby. Excellent public transport accessibility (tram, bus) and **good traffic connections to the ring road**.

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