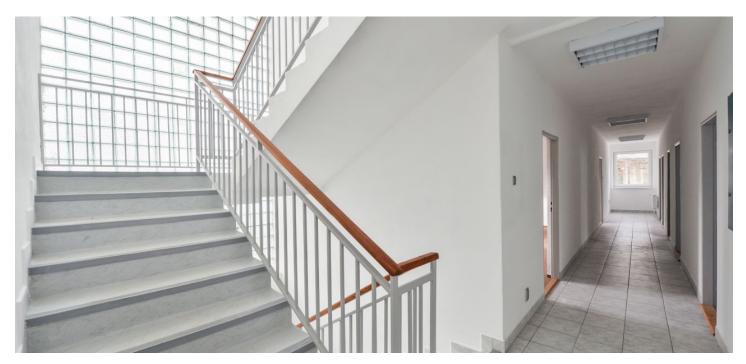
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Office building 497 m², Bratislava II, Ružinov

Sold











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Office building

497 m², Bratislava II, Ružinov

Total net leasable area of the building	497 m²
Cellar	Yes
Total gross floor area of the building	497 m²
Parking	Yes
PENB	G
Reference number	31925

In the heart of the city's business zone between the administrative complexes Apollo Business Center 2 and the BBC you will encounter a three-storey administrative building. The building was built in the 1970s, and completely renovated in 2017.

In total, it offers **19 separate office spaces**, a **reception**, 4 toilets and 4 **storage spaces**. The building has a **new facade**, plastic windows, full-area carpets and paint. The purchase price also includes the **land** on which it is built and which also provides 8 parking spaces. Entrance to the land is possible through an **electromechanical barrier** along the object and is treated with a burden. Further parking is possible in the neighboring parking house or in the parking lot in close proximity. Possibility of **superstructure**.

Characteristics:

Total floor area: 497.00 m² Total land area: 669.00 m² Total interior area: 471.00 m² Property condition: after reconstruction Equipment: standard (new carpets, new plastic windows, new interior doors) The predominant structure of the building: reinforced concrete skeleton Year of construction: 1975 Year of last reconstruction: 2017 Number of aboveground floors: 2 (possibility of extension) Number of underground floors: 1 Total number of properties: 1 Number of parking spaces: 8 Heat source: own gas heating Electric current: 220/380 V Lease burden: No.

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