



# Office building

497 m<sup>2</sup>, Bratislava II, Ružinov

**Sold**





## Office building

497 m<sup>2</sup>, Bratislava II, Ružinov**Sold**

Total net leasable area of the building	497 m <sup>2</sup>
Cellar	Yes
Total gross floor area of the building	497 m <sup>2</sup>
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 m<sup>2</sup>Total land area: 669.00 m<sup>2</sup>Total interior area: 471.00 m<sup>2</sup> 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.