



## Office building

Bratislava IV, Karlova Ves, Karloveská

€ 9.50 - 10.00 / m<sup>2</sup> | CZK 231 - 243 / m<sup>2</sup>



**Office building**

Bratislava IV, Karlova Ves, Karloveská

**€ 9.50 - 10.00 / m<sup>2</sup> | CZK 231 - 243 / m<sup>2</sup>**

Service price	6 EUR monthly per m <sup>2</sup>
Available area	1 310 m <sup>2</sup>
Tenant consumption	Consumption included in the service charges
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	105717

**Modern, air-conditioned office space in an administrative building on Karloveská Street in Bratislava. The premises are ideal for medium-sized companies looking for elegant and comfortable headquarters.**

Spaces with floor areas of 650 m<sup>2</sup> to 1,310 m<sup>2</sup> are available, while the **layout can be modified according to the tenant's preferences**. The offices provide enough **daylight**, are **air-conditioned**, and have high-quality HVAC. **Optical Internet connection**.

The administrative building has an **elegant reception** and entrance areas, **elevators** for convenient access to all floors, and barrier-free access for people with reduced mobility, 24/7 access to the building with a **security system**, a **camera system**, and security. Tenants can also take advantage of maintenance and cleaning services in the common areas, or the possibility of using storage spaces in the basement of the building. A **sufficient amount of parking spaces** is available right next to the building for tenants and their visitors.

Karlova Ves is known for its greenery, and nearby **parks** offer ideal options for short walks and relaxation during the working day. There are many restaurants, cafes, and shops in the vicinity. Banks, a post office, and medical facilities are also nearby. The building is located near the **main traffic routes**, which ensure excellent accessibility by car and public transport. The city center of Bratislava is only a few minutes' drive away, and so there are quick and convenient connections with the business and administrative parts of the city.