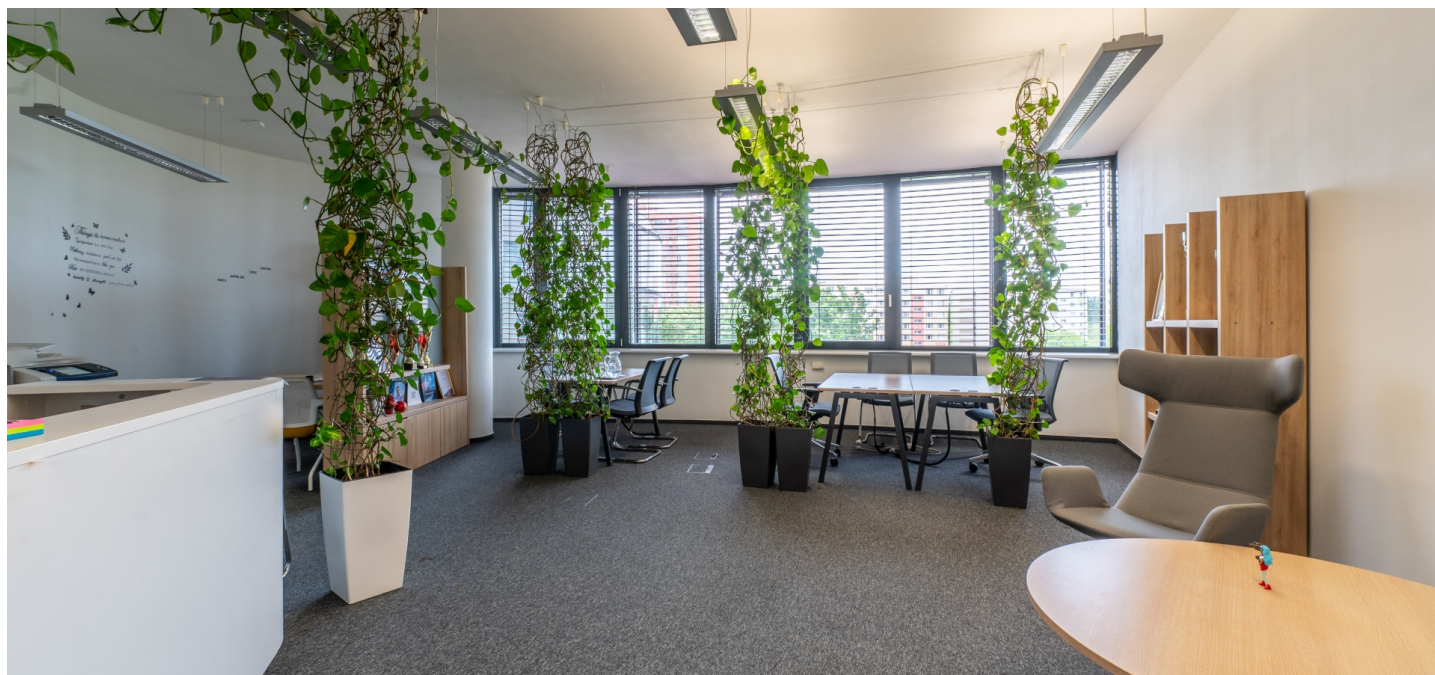




## Office building

€ 11.00 / m<sup>2</sup> | CZK 268 / m<sup>2</sup>

2 104 m<sup>2</sup>, Bratislava V, Petržalka, Röntgenova





## Office building

€ 11.00 / m<sup>2</sup> | CZK 268 / m<sup>2</sup>

2 104 m<sup>2</sup>, Bratislava V, Petržalka, Röntgenova

Service price	5 EUR monthly per m <sup>2</sup>
Total building area	2 104 m <sup>2</sup>
Tenant consumption	—
Parking	Garage and outdoor parking spaces
Parking service charges	95
Parking ratio	—
Certification	—
PENB	A
Reference number	108646

This unique project offers flexible office space for rent for companies of all sizes. Designed to meet the expectations of tenants looking for quality facilities combined with exceptional architecture and an ecological approach, the office center in Petržalka meets the highest international standards of sustainability and energy efficiency. A healthy and comfortable working environment is supported by modern technologies such as cooled ceilings, radiant heating, and a double façade with natural ventilation.

### Office benefits:

- Cooled ceilings - "falling cold" technology for maximum comfort and a healthy indoor environment
- Radiant heating - even heat distribution without air flow
- **Outdoor aluminum blinds** - effective shading and thermal regulation
- Double façade - excellent sound insulation and energy efficiency
- Openable windows - natural ventilation
- Cavity floor with floorboxes - flexible IT infrastructure
- Clean room option - also suitable for medical and laboratory purposes
- **Variable layout** - customized spaces
- Architect services - space-plan design according to individual needs
- Elegant **reception** and lobby - modern entrance area for visitors
- Underground and outdoor **parking** - convenience for employees and clients
- Security - **24/7 security** and CCTV
- Flexible units - rental possible from 24 m<sup>2</sup>
- Hand car wash in the garage - a convenient benefit right on the premises

### Location

The office center is located in a strategic area with excellent accessibility to the center of Bratislava with direct access via the SNP Bridge. The building also offers easy access to all major traffic routes including bypasses in the direction of Austria, Hungary, the Czech Republic, and other parts of Slovakia. An important advantage is the immediate vicinity of the Petržalka railway station, which makes the building ideally accessible for employees commuting from the wider region.