



Office space

Bratislava I, Staré Mesto, Radlinského

€ 850 000 | CZK 20 650 750





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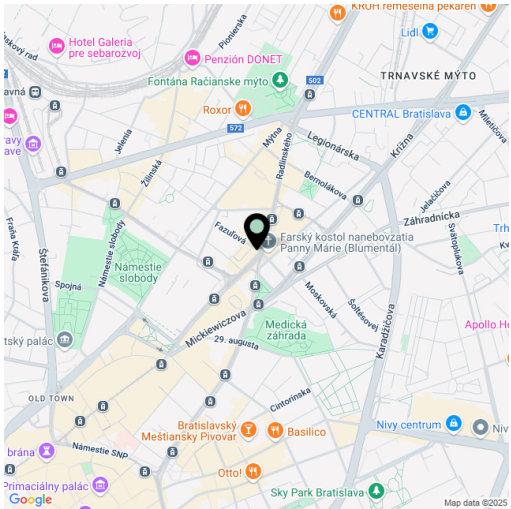
Available area	638 m²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	108838

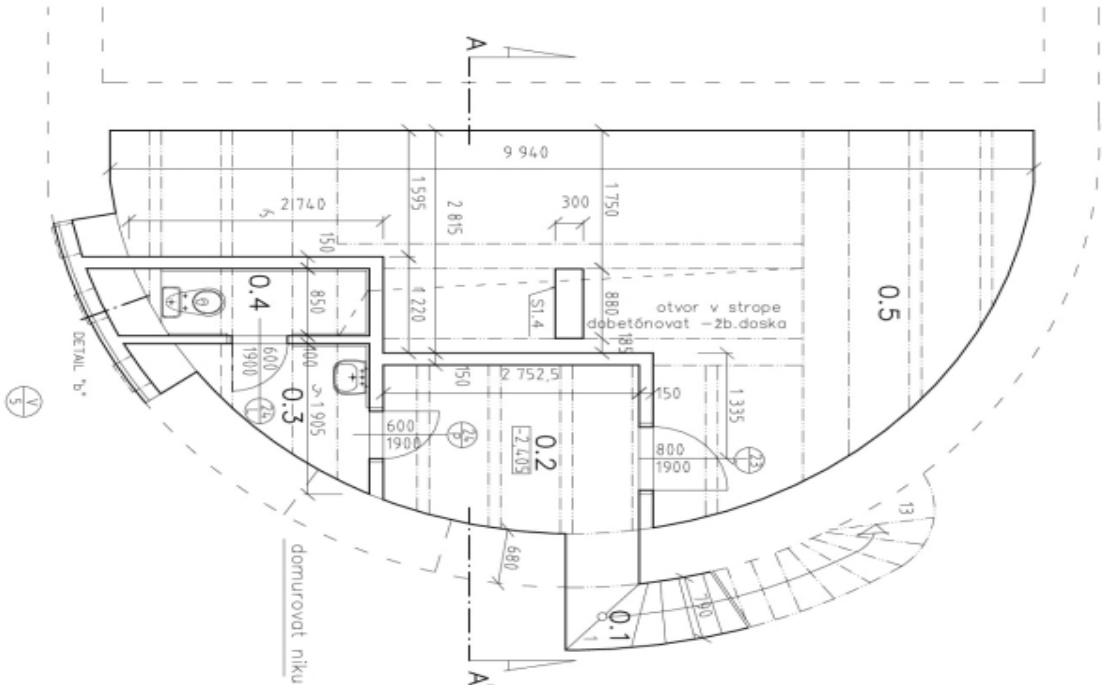
Unique commercial space with the possibility of use as an office in the former premises of the historic Obzor cinema on busy Radlinského Street. Its atypical layout, generous area of over 630 m², and attractive location in the wider center of Bratislava offer ideal conditions for a showroom, studio, gallery, or elegant corporate headquarters.

The space is spread out over **three floors** and has a total interior floor area of **633.7 m²**.

- In the **basement** is a **41.5 m²** space.
- The **1st floor** consists of a **298.4 m²** space with a smaller **outside area**, extending the usable area to **302.6 m²**.
- There used to be a **movie theater** on the **2nd floor**, and so it has an atypical shape and interestingly juts out into the courtyard of the apartment complex. Its total floor area is **293.8 m²**.

The property is located at an **attractive address** in the wider center of Bratislava - on **Radlinského Street**, which is easily accessible by car and public transport. Within walking distance there are many restaurants, cafes, shops, and services, as well as universities and office buildings. The location receives a high concentration of daily traffic, making it an ideal spot for a showroom, gallery, event space, or non-traditional corporate headquarters.





Č.M.	ÚČEL MIESTNOSTI	Plocha /m2/	PODLAHA označenie	STENY	STROP
0.1	SCHODISKO	3,8	keram, dlažba + sokel	BAUMIT vnútorný omietkový systém	BAUMIT vnútorný omietkový systém
0.2	CHODBA	5,5	keram, dlažba + sokel	BAUMIT vnútorný omietkový systém	BAUMIT vnútorný omietkový systém
0.3	PREDSIENĽ	2,3	keram, dlažba + sokel	BAUMIT vn, om.+ ker.ob. po strop	BAUMIT vnútorný omietkový systém
0.4	WC	1,9	keram, dlažba + sokel	BAUMIT vn, om.+ ker.ob. po strop	BAUMIT vnútorný omietkový systém
0.5	SKLAD	28,0	keram, dlažba + sokel	BAUMIT vnútorný omietkový systém	BAUMIT vnútorný omietkový systém

LEGENDA HMŔ

- ☐ murivo pôvodné
- ☐ murivo z tehál POROTHERM B P+D a 11,5 P+D
- ☐ no moltu VPC
- ☐ železobetónový stĺp

POZNÁMKA

- PO VYBÚRANÍ BETÓNU POD PATIKOU ZISTIŤ SLABOSŤ PODLAHY A STAV SPODNEJ VODY
A PO POSÚDENÍ PROJEKTANTOM JE MOŽNÉ UVAŽOVAŤ SO ZNÍŽENÍM PODLAHY
- DO VÝŠKY 1m. POUŽÍŤ NA OBVODOVÉ STENY SANAČNÚ OMIETKU
- PRESTUPY A PRIERAZY ČEZ KONŠTRUKCIE VID ČASŤ "ZDRAVOTECNIKA,
VKURUOVANIE A ELEKTROINSTALÁCIA"

AKCIA	PRESTAVBA NEBYT.PRIESTOROV V OBYTNOM DOME		
MIESTO ST.	BRATISLAVA, RADLINSKÉHO ULICA		
INVESTOR	BIOSKOP-OBZOR s.r.o. Rudenkova ul. Žiar n/Hr.		
ZODP.PROJ.	ING.LUBOSLAV PAVLA		
STUPEN	PROJEKT PRE STAVEBNÉ POVOL.	DATUM	04/2003
MIERKA	OBSAH VÝKRESU	v.č.	
1:50	PODORYS SUTERÉNU	8	

