



Office building

Bratislava II, Ružinov

Ask for price



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Cellar	-
Parking	Yes
PENB	A
Reference number	109392

Exceptional complex of 3 multifunctional buildings for sale with different areas and various uses in the heart of Bratislava's downtown. An ideal choice for a modern business, attractive investment projects, or mixed use with flexible space arrangement. Completion is scheduled for Q2 2026.

Each of the buildings is designed with an emphasis on variability—suitable for offices, showrooms, clinics, specialty stores, outpatient clinics, or other business activities. Thanks to the flexible floor plan, the spaces can be easily adapted to the specific requirements of tenants or owners.

Property description:

- B1 – 3 above-ground floors, **total floor area 714 m²**
 - 1st floor: 205.73 m²
 - 2nd floor: 246.97 m²
 - 3. NP: 246,83 m²
- B2 – 5 above-ground floors, **total floor area 1,710 m²**
 - typical floor has a floor area of approx. 359 m²
 - 1st floor (ground) consists of retail units of 104 m² and 70 m²
 - basement has **21 reserved parking spaces**
- B3 – 4 above-ground floors, **total floor area 1,367 m²**
 - typical floor has a floor area of approx. 359 m²
 - 1st floor (ground) consists of retail units of 105.5 m² and 70 m²
 - basement has **16 reserved parking spaces**

Each of the buildings is sold separately as one whole.

Location

The property is located in the most dynamically developing part of Bratislava, just a few steps from the main transport hubs, business centers, and a wide range of amenities. There are many cafes, restaurants, banks, shops, schools, and medical facilities in the vicinity. Excellent transport accessibility to all parts of the city whether by car, public transport, or bicycle.



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