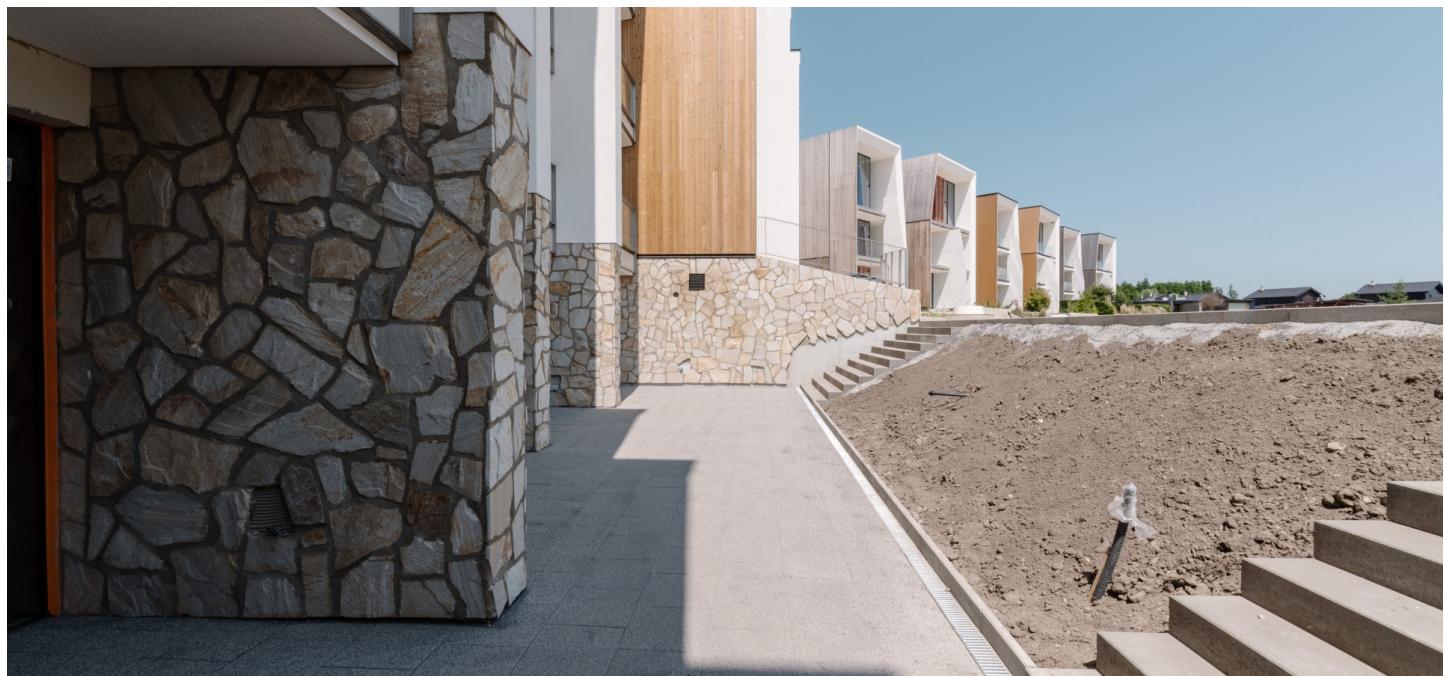




## Retail space

234 m<sup>2</sup>, Senica, Šajdíkove Humence

€ 674 500 | CZK 16 386 978



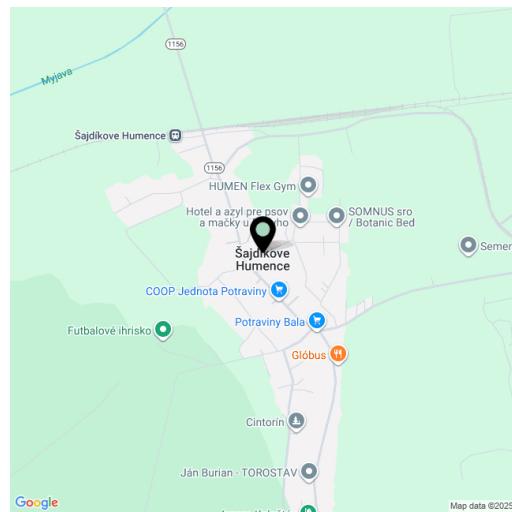


## Retail space

234 m<sup>2</sup>, Senica, Šajdíkove Humence

€ 674 500 | CZK 16 386 978

Total area	234 m <sup>2</sup>
Parking	Possibility to buy 3 parking space, each for €15,500 with VAT
PENB	A
Reference number	109587



**This superior non-residential space on the shores of a lake in the Penati Golf Resort is located on the ground floor of a holiday apartment house in the village of Šajdíkove Humence near Senica. The non-residential space for sale is suitable as a restaurant, beach club, shop, grocery store, showroom, wellness, event space, etc. The property is part of an exclusive golf course environment with direct access to a sandy beach with the possibility of installing a swimming pool.**

The space is accessible both from the street and the beach and consists of 2 spacious open rooms with a total **floor area of 234 m<sup>2</sup>**. This area provides considerable flexibility in terms of interior design and the possibility to adapt the distribution of the operation to your individual needs. The sale also includes a south-facing **terrace of 120 m<sup>2</sup>** and **3 private parking spaces** in front of the building, available at an additional cost.

The space is sold in a **shell & core** state, which allows the future owners to complete the interior according to the standards of their own concept. A high standard is assumed, while the building has all modern technical prerequisites: reinforced concrete construction, **aluminum windows** with triple glazing, separate connection to utilities (water, sewerage, electricity) and the possibility of installing your own technology and equipment.

Located within the **Penati Golf Resort**, in a popular recreational area about 75 km from Bratislava (about an hour by car from both Bratislava and Brno). The location is known for its high standards, peaceful natural surroundings, and high demand for properties from the golf and holiday clientele. Its investment potential is enhanced by the limited supply of non-residential space in this prestigious location. The quoted price includes VAT. Parking spaces are available for 3 × EUR 15,500 incl. VAT.