



Apartment building

417 m², Bratislava I, Staré Mesto

Ask for price





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Total net leasable area of the building	417 m ²
Parking	Parking in the underground garage
Cellar	-
PENB	A
Reference number	110717

Exceptional offer of a modern two-story building in an attractive location in Bratislava's Old Town, on the grounds of the historic Pistori Palace. The ground floor houses non-residential premises with a wide range of possible uses, such as offices, company headquarters, or a café. There are two apartments on the upper floor: a two-bedroom and a one-bedroom apartment. The building has been completely renovated and features a green roof and aluminum windows. It is being sold in a state of white walls. The entire property is also available for rent.

Building layout

ground floor: multifunctional **non-residential premises** (suitable as an **office**, company headquarters, café) with barrier-free access from the courtyard of Pistori Palace. Access is also possible directly from the garage or via the courtyard of the residence.

1st floor: **two separate apartments**: 2-bedroom apartment (108.71 m²) and a 1-bedroom apartment (76.22 m²).

The non-residential premises are offered as an **open space without final surfaces**. The floors are finished with cement screed with a 40 mm reserve for final layers. Water and sewer connections are ready to be connected, sanitary ware is not included. The apartments have **wooden parquet floors**, security entrance doors, interior flush doors, and Kludi sanitary ware and stoneware tiles in the bathrooms.

Technical facilities

- **Aluminum windows** and a door with insulated triple-glazed panes
- Electrically controlled external shading (HELLA ProScreen).
- **Underfloor heating** with JAGA floor convectors with cooling function.
- Recovery unit for increased air exchange in the café (located on the roof).
- Individual thermostat in each room (SAUTER).
- Video doorman (2N® IndoorView).
- The building and premises are monitored by a camera system.

Parking

The entire property has 7 parking spaces in the underground garage. Price per parking space: €61,500 with VAT.

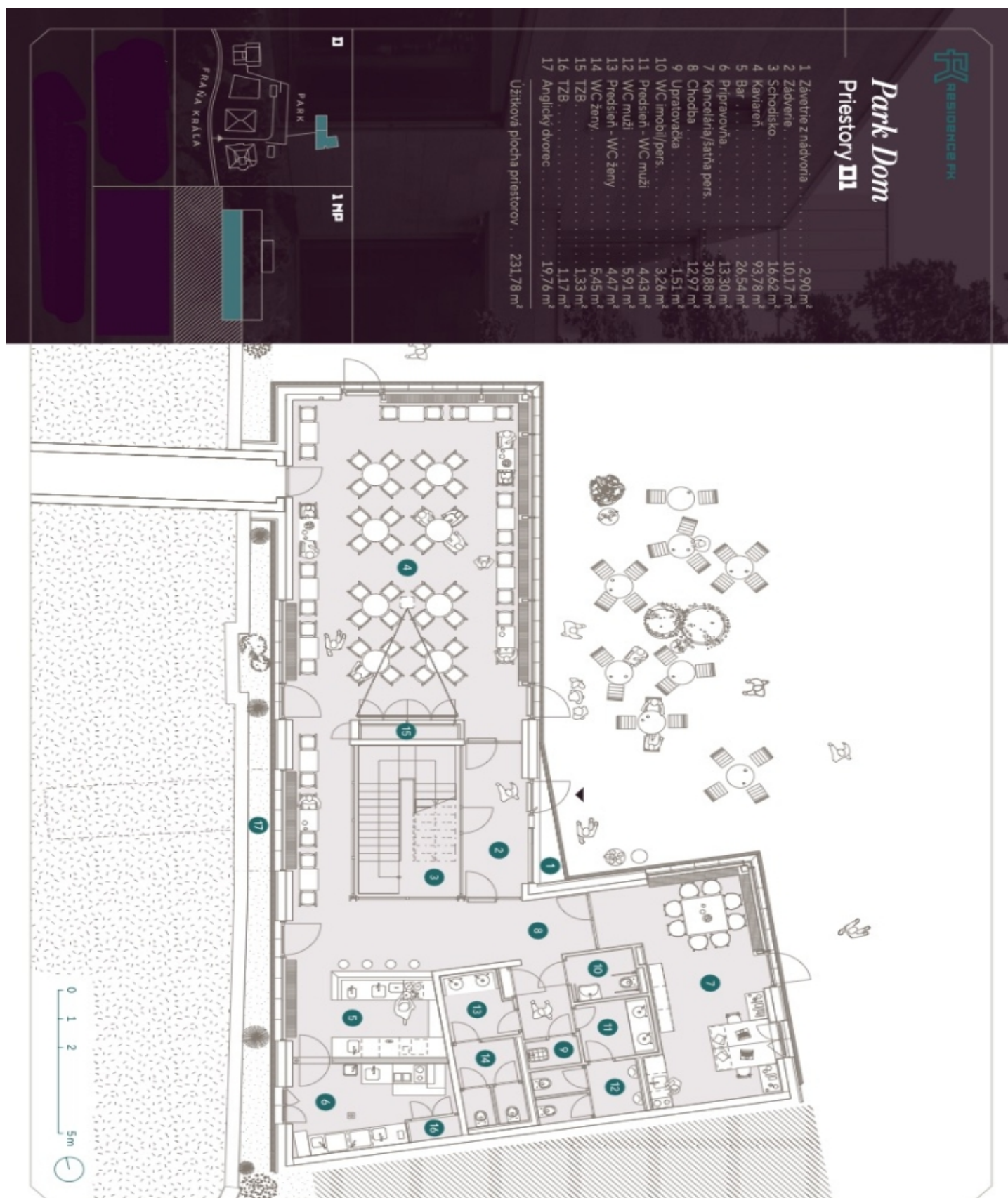
The building can also be **rented**.



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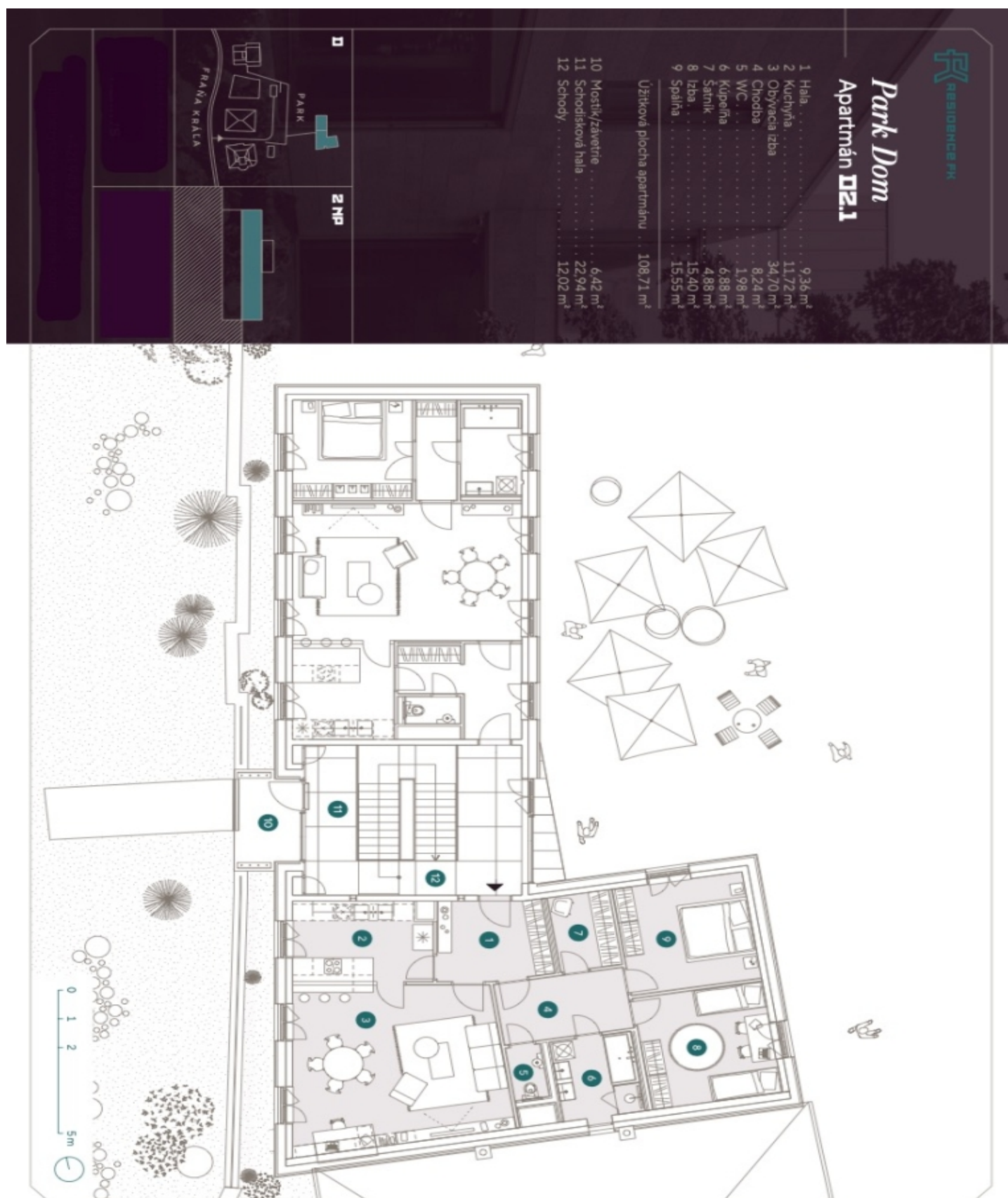




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