



Retail space

417 m², Bratislava I, Staré Mesto

Ask for price





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Total area	417 m ²
Parking	Parking in the underground garage €61,500 with VAT.
PENB	A
Reference number	110758

Exceptional offer of commercial space in a modern two-story building in an attractive location in Bratislava's Old Town, on the grounds of the historic Pistori Palace. The premises are located on the ground floor, have barrier-free access from the courtyard of the Pistori Palace, and offer a wide range of uses: commercial space, company headquarters, or a café. The building has been completely renovated and features a green roof and aluminum windows. The property is also available for rent.

The multifunctional **commercial space** on the 1st floor is suitable as a shop, company headquarters, or café and has **barrier-free access from the courtyard of Pistori Palace**. Access is also possible directly from the garage or through the courtyard of the residence.

The commercial space is in a state without final surfaces. The floors are finished with cement screed with a 40 mm reserve for the final layers. Water and sewer outlets are ready to be connected; sanitary ware is not included. The property can also be rented.

Technical facilities

- **Aluminum windows** and doors with insulated triple-glazed panes
- External shading with electric control (HELLA ProScreen).
- **Underfloor heating** complemented by JAGA floor convector with cooling function.
- Recovery unit for increased air exchange (located on the roof).
- Individual thermostat in each room (SAUTER).
- Video doorman (2N® IndoorView).
- Building and premises monitored by a CCTV system.

Parking

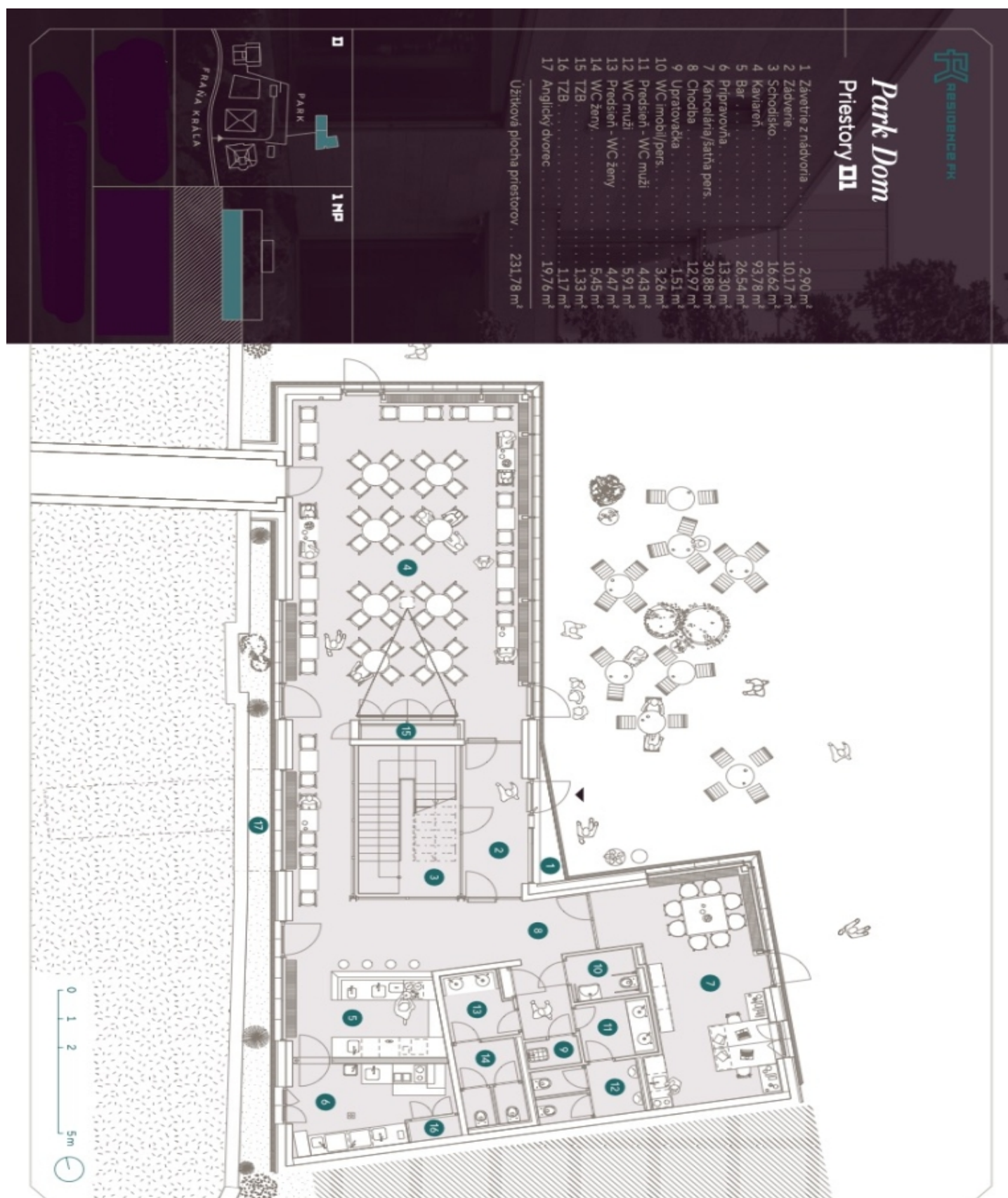
Possibility to purchase parking spaces in the underground garage. Price per parking space: €61,500 with VAT.



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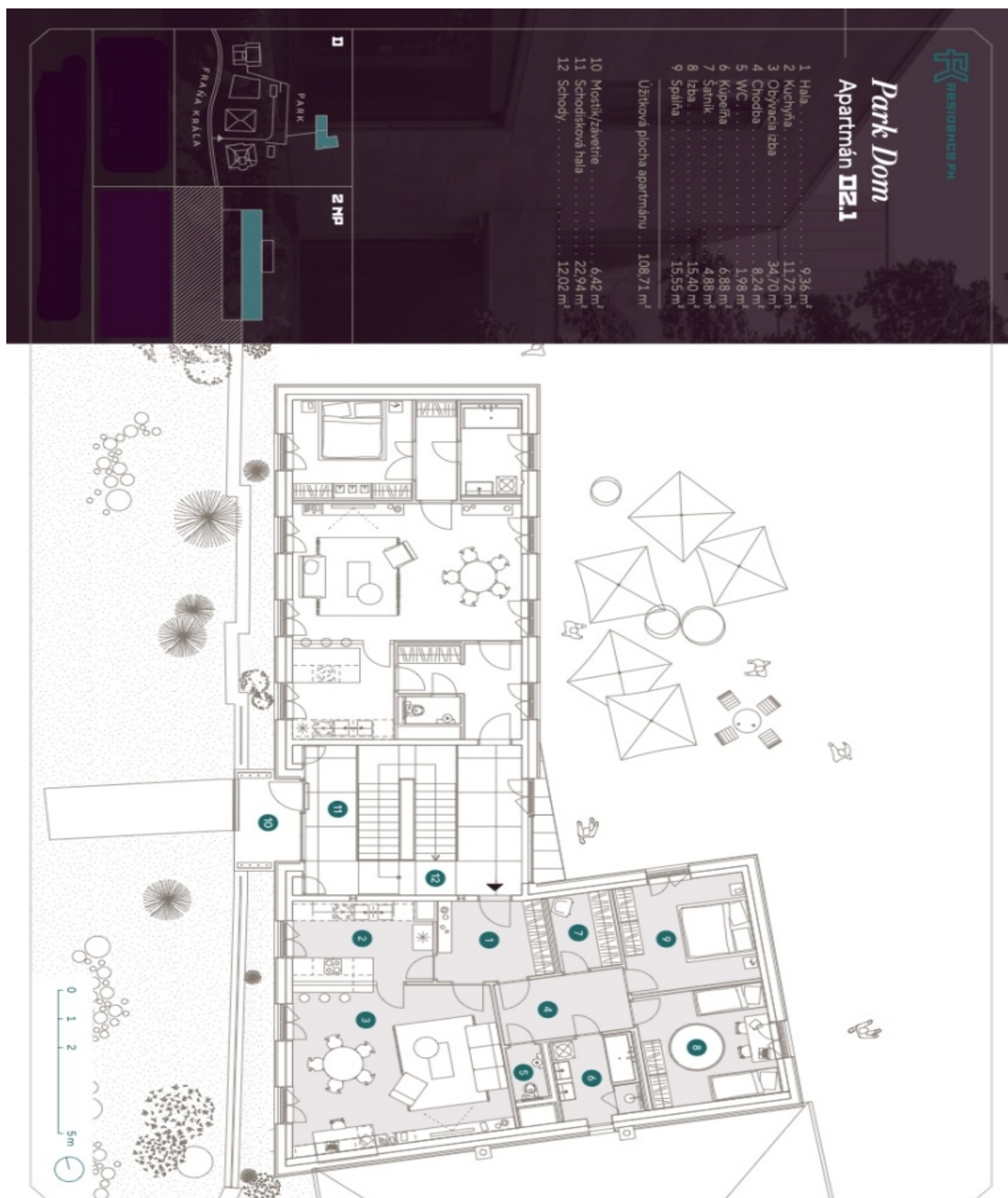




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