





Office space

Bratislava III, Nové Mesto, Vajnorská

€ 249 900 | CZK 6 082 566

Available area	63 m ²
Tenant consumption	—
Parking	Street-side parking with a residential card
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	111105

Office space for sale located on the ground floor of the well-known Nová Doba Functionalist building in Bratislava. The space has been leased long-term (17 years), and the new owner has the option to continue the established rental agreement. It is suitable for legal, architectural, administrative, financial, or other types of professional services or businesses.

The premises, with a total area of **63.4 m²**, offer a practical and functional layout ideal for a small company or professional services. It consists of **three rooms** and is situated on the **ground floor** of a residential building with direct access from the main entrance. The unit also includes a separate toilet and a **storage area**, which can be used for cleaning supplies or as a utility room.

Parking is available on the street with a city parking permit.

The property is located on Vajnorská Street in Bratislava, in a popular and well-connected area with excellent public transport access. Shops, restaurants, and all essential amenities are nearby.



