



## Office space

Bratislava II, Ružinov, Svätoplukova

€ 16.00 - 20.00 / m<sup>2</sup> | CZK 389 - 487 / m<sup>2</sup>





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|                  |                      |
|------------------|----------------------|
| Available area   | 1 215 m <sup>2</sup> |
| Cellar           | -                    |
| Parking          | EUR 155 / ps / month |
| PENB             | A                    |
| Reference number | 33800                |

New multifunctional office 29-storey building, which is part of the revitalization of the Mlynské Nivy district, where the formerly industrial zone is becoming a new city district, offers for rent first-class office space.

This 125 meter high building is a landmark of Bratislava and also **the highest hi-tech building in Slovakia**. The office building offers solutions that bring not only quality and flexible working space, but also acoustic comfort, quality and tasty water, plenty of natural light and fresh and clean air. The building delivers up to 40% more fresh air, using state-of-the-art filtration that captures up to 90% of air pollution, performs regular air purity monitoring. The panoramic views are accompanied by another unique bonus in the form of a panoramic terrace on the very top of the building. Unique project solutions such as the latest smart technologies meet the requirements of Well Building Standard and BREEAM certification.

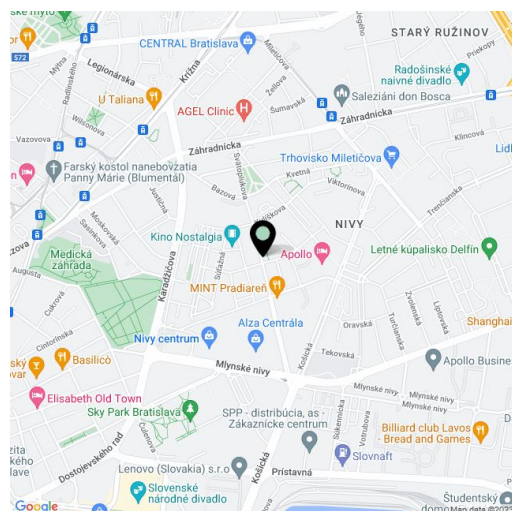
**Location:**

The building is located directly in the newly emerging district of New Nivy and surrounded by important roads Karadzic, Mlynske Nivy, Kosicka and Landererova. A bus station is within walking distance, while Bratislava Train Station and Bratislava Airport are a 15-minute drive away. Traffic availability is underlined by the amount of public transport around. There are many restaurants and basic facilities in the area. The nearest post office and shopping opportunities are in the nearby Eurovea shopping center, which is within walking distance.

**Facilities & services:**

- Openable windows
- Internal shielding
- Intelligent LED lighting
- Triple-glass facade
- Online application for easy management of services
- The fastest elevators
- Smart parking
- Background for cyclists and sportsmen
- Concierge & Bike Sharing
- Direct connection to the green roof of Station Nivy
- Double cavity floor
- Category 6A cabling
- Carpet tiles
- Complete HVAC system
- Double water filtration
- Ceiling cooling

Rents and fees are listed without VAT. Tenant pays no commission.





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