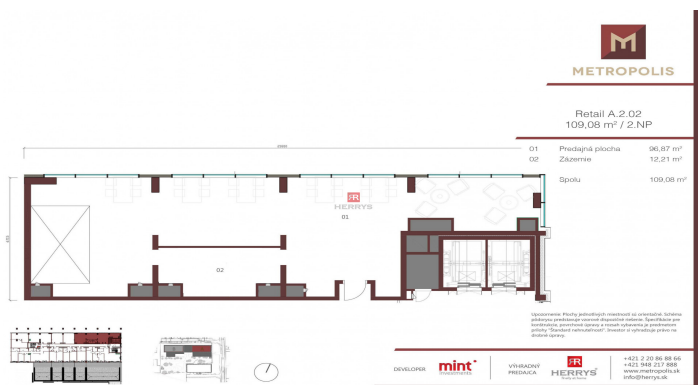
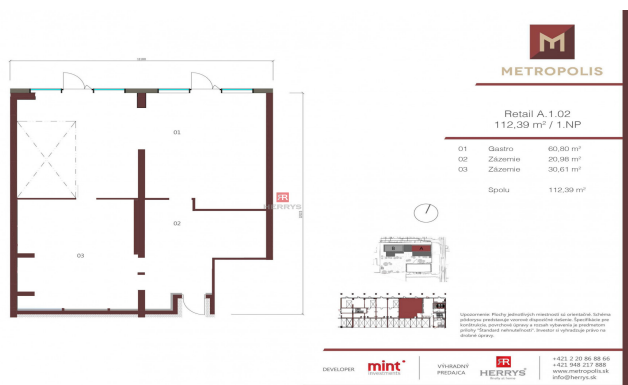


Business premises Bottova, Bratislava-Staré Mesto

1 148 310 €



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka

HERRYS - ATTRACTIVE 2-STOREY COMMERCIAL SPACE FOR SALE IN THE PREMIUM METROPOLIS PROJECT.

Real estate agency HERRYS offers exclusively for sale an attractive 2-story commercial space located in the premium METROPOLIS project. The project is being built at a lucrative address in the heart of Bratislava's downtown, on Bottová street. The commercial space is located in tower A and has an entrance directly from the commercial pier, from Bottová Street. The space has large-format elegant glazing with a view of the commercial pier and the newly emerging downtown. Thanks to the glazing and the airiness of the space, it will ensure excellent visibility and thus the attractiveness of the business operation. It is a 2-floor space, while the 1st floor is characterized by high headroom. The space is sold as a shell and core space, with connection points to engineering networks. For the space, it is possible to purchase a parking space/spaces in the ground-floor garage hall, located directly behind the background of the future commercial operation.

DISPOSITION

The commercial space consists of two floors with a total usable area of 221.47 m².

1st floor: 112,39 m²

2nd floor: 109,08 m²

The 1st floor is characterized by a high clear height - up to approx. 4.2 m. As part of the design, an opening is prepared for the completion of the staircase that will connect the 1st floor with the 2nd floor. The main entrance to the commercial space is directly from the commercial pier on the ground floor. The second entrance is located on the 2nd floor - from an elegant corridor.

The total number of floors in tower A is 16 and the orientation of the space is to the north-west, to the commercial pier and the emerging downtown.

LOCALITY

METROPOLIS project is growing in a prestigious district of the Bratislava city center, in the so-called Bratislava downtown, on Bottová street. This new dynamic district combines the charm of the Old Town with the diversity of the modern world. It is an excellent location in the heart of the downtown with the most modern residential and administrative buildings, and it also represents the most modern district in Central Europe. Shopping centers, designer restaurants, bars, the Danube promenade and the historic city center are nearby. After the completion of all planned projects, more than 4,000 apartments will be built here in the next few years, which represents a huge potential for business development and prosperity. The purchasing power of residents in this area is 133 %, which is 33 % above the national average.



HERRYS s.r.o.
info@herrys.sk
+421220868866
Ad ID: metroOP1

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BENEFITS

- aesthetic timeless architecture of the METROPOLIS project with an elegant commercial pier with an overlay and a majestic colonnade • tinted large-format glazing, giving the space a modern, elegant look • elegance consisting in the uniform design of the advertising marking of the premises • the possibility to design your own business operation project in an attractive space with high ceilings, which will have excellent visibility • attractive architectural concept of 2-story and 1-story commercial spaces creating a unique in the center of Bratislava • 24-hour reception • comfortable accessibility with the possibility of access by car directly in front of the business operation and at the same time stable parking directly behind the background of the business operation • lucrative address, in the heart of the new downtown Bratislava center • huge potential for business development and prosperity thanks to the growing number of apartments (approx. 4000 new apartments in emerging projects in this location) • a semi-private park full of greenery extending from the south side of the METROPOLIS project • a design project characterized by high-quality material and technological execution of the interiors of flats and apartments, which appeals to the most demanding clientele • designer restaurants, bars, shops, business centers, administrative buildings and also many opportunities for sports and culture are within walking distance • quick walking distance to the historic center of Bratislava, to the Danube Riviera as well as to closeby shopping centers • quick access to the NIVY main bus station, public transport stops, as well as access to the city bypass

PRICE

EUR 1,148,310 + EUR 30,000 parking space in the ground floor covered garage hall (possibility to purchase more parking spaces) © Text and photos are the copyright and property of the real estate agency HERRYS.

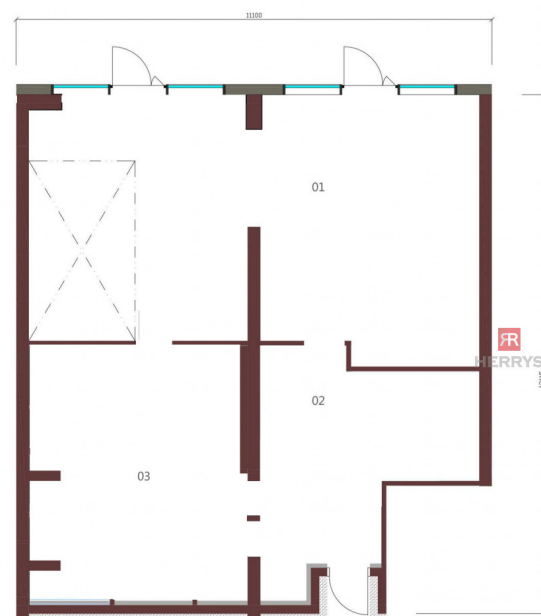
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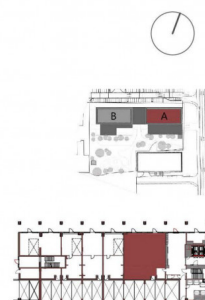
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METROPOLIS

Retail A.1.02
112,39 m² / 1.NP

01	Gastro	60,80 m ²
02	Zázemie	20,98 m ²
03	Zázemie	30,61 m ²
Spolu		112,39 m ²



Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie. Špecifikácie pre konštrukcie, povrchové úpravy a rozsah vybavenia je predmetom prílohy "Štandard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

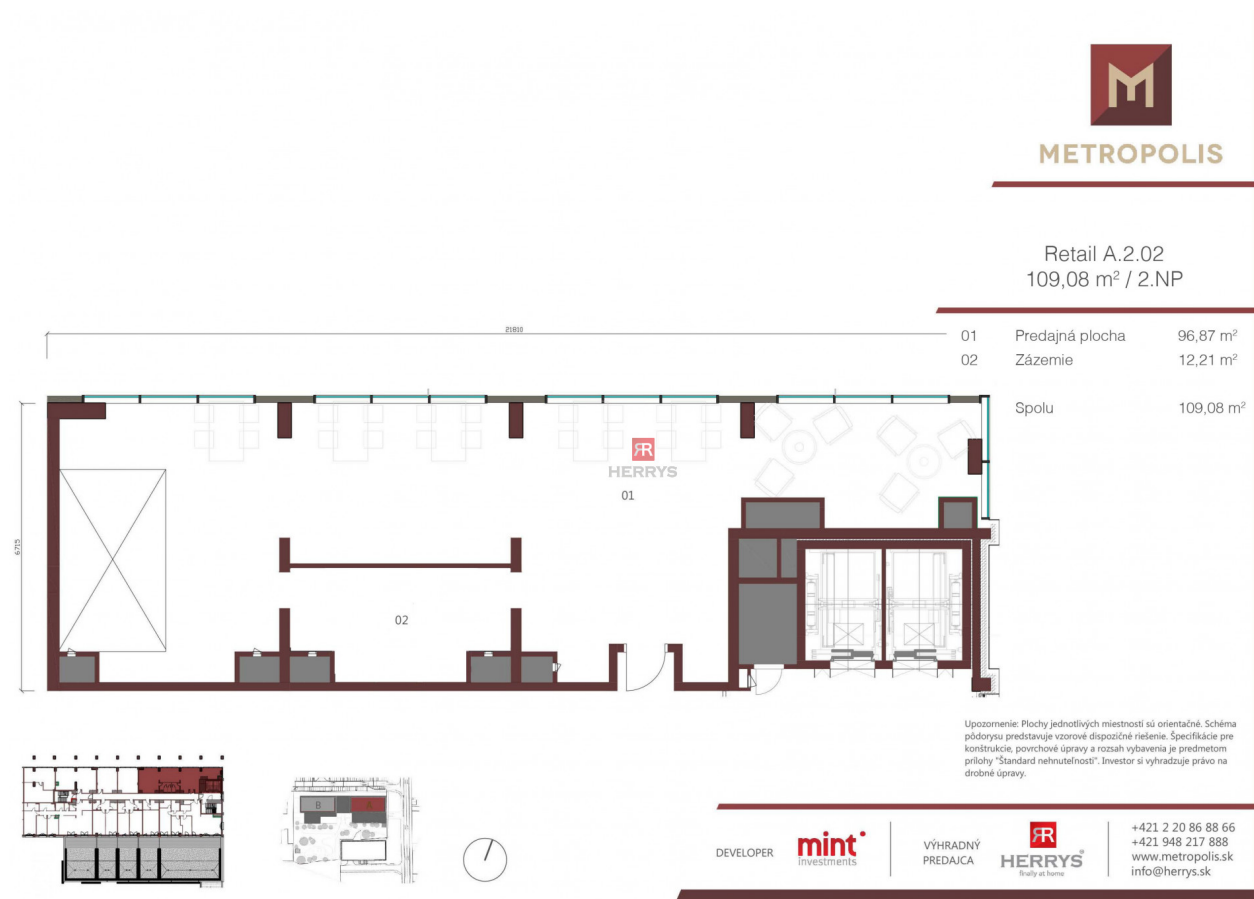
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VÝHRADNÝ
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