

Business premises Hraničná, Bratislava-Ružinov

2 490 €/month



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

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 - FOR RENT NON-RESIDENTIAL SPACE ON THE GROUND FLOOR WITH AN AREA OF 166 M2 IN NUPPU ON NIVY

Real estate agency **HERRYS** offers for rent **non-residential space in the project NUPPU - MAGNOLIA 1 on Hraničná street in Nivy**, in a sought-after location with complete civic amenities and excellent transport accessibility. The space is located **on the ground floor with orientation to the inner block**, was approved in 2023. It is suitable for trade, services, offices, medical facility, etc. After agreement with the landlord. **The space is for rent from 1.6.2026.**

Usable area: 165,89 m2 (operation 160,44 m2, sanitary facilities 3,77 m2, toilet 1,69 m2)

Technical information: 2 entrances, aluminium windows and doors with double glazing, interior radiator, pre-installation for air conditioning, fibre optic internet (3 suppliers) - set up by the tenant

Monthly costs: 370 EUR

Parking: 2 reserved parking spaces (under the roof)

Orientation: N

DISPOSITION

According to the attached floor plan:

- Operation 160,44 m2 with 2 separated entrances
- Sanitary facilities 3,77 m2
- WC 1,69 m2

LOCALITY



Ing. Andrea Kaňuščáková
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+421 948 445 111
Ad ID: AK241

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The non-residential space is located in the new building MAGNOLIA 1 in the NUPPU complex on Hraničná Street in the sought-after location of Ružinov. The location offers complete civic amenities. Excellent transport accessibility to the motorway bypass and public transport, a few minutes by car to the EUROVEA shopping center and also to the city center.

BENEFITS

- non-residential space in the new building NUPPU, not yet used
- sought-after location with complete civic amenities and excellent transport accessibility
- pleasant environment with maintained greenery
- possible agreement with the landlord regarding the modification of the layout and equipment
- 2 reserved parking spaces (under the roof)
- use: for business, services, offices, medical facility, etc.

PRICE

2490 EUR/month (without VAT) + 370 EUR deposit for utilities 2-month deposit

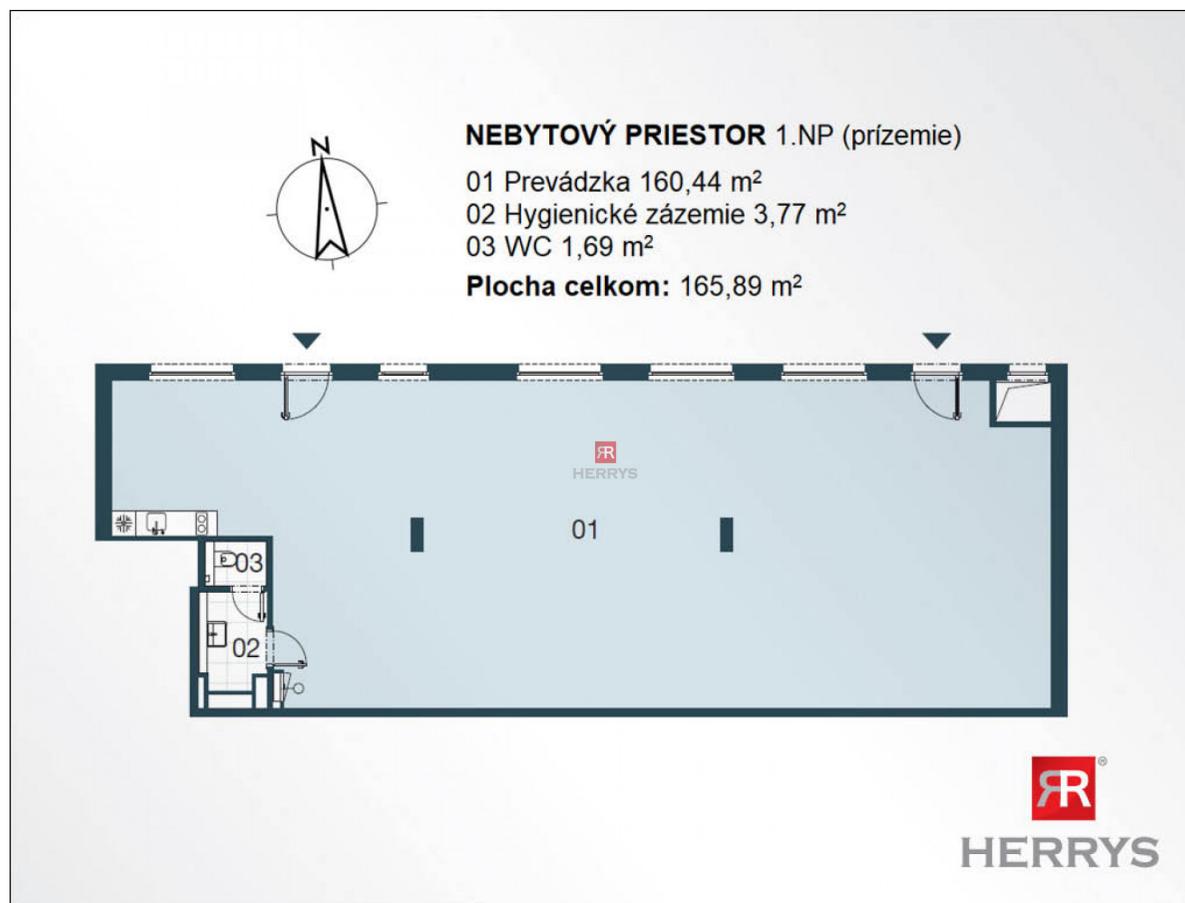
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