

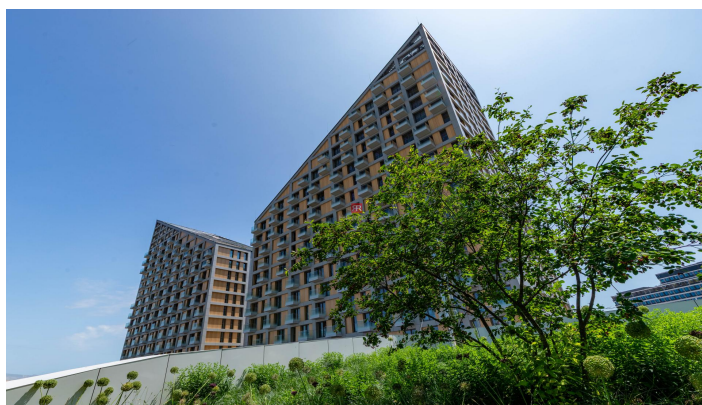
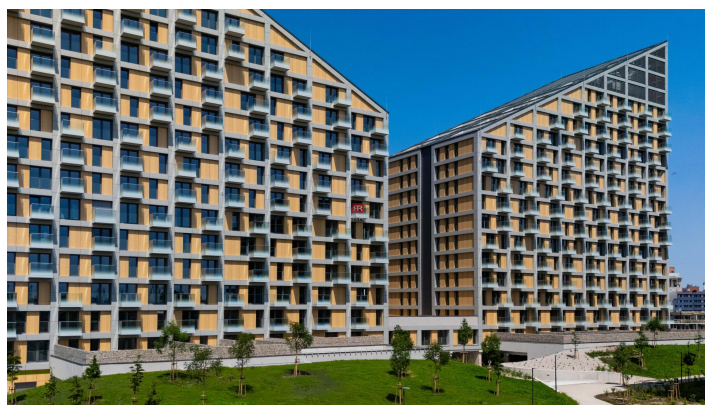
## Business premises Bottova, Bratislava-Staré Mesto

**800 €/month**



Business name: **HERRY'S 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 - COMMERCIAL PREMISES FOR RENT IN THE METROPOLIS PROJECT IN BRATISLAVA'S DOWNTOWN

**Real Estate Agency HERRYS offers exclusively for rent a representative corner commercial space in the prestigious Metropolis project, located in the heart of Bratislava's downtown.** The space is situated in Building B on the 1st above-ground floor (1st floor) and has an area of 12.08 m<sup>2</sup>. It is ideal for smaller operations or services that will benefit from the exceptional location and street visibility. Available from **July 1, 2025**. The offer also includes the option to rent a parking space.

### DISPOSITION

The commercial space is located on the corner of Building B, ensuring excellent visibility and natural light thanks to large-format glass surfaces. The entrance is directly from Bottova Street.

### LOCALITY

The METROPOLIS project is located in the very heart of Bratislava's new downtown, on Bottova Street. This vibrant new district blends the charm of the Old Town with the diversity of the modern world. It is an excellent location, surrounded by cutting-edge residential and office buildings. Nearby, you'll find shopping centers, designer restaurants, bars, the Danube promenade, and the historic city center itself.

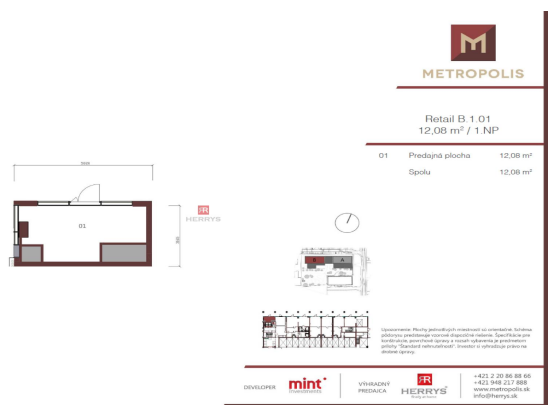
**Once all planned developments are completed in the coming years, more than 4 700 new apartments will be built in the area, presenting tremendous potential for business development and prosperity. The purchasing power of residents in this area reaches 133%, which is 31% above the national average.**



**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: metro1.01

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## BENEFITS

- timeless and aesthetic architecture of the METROPOLIS project, featuring an elegant commercial promenade with overhead covering and a majestic colonnade
- tinted large-format glazing, giving the space a modern and elegant appearance
- corner location – excellent visibility – a prestigious address in the heart of Bratislava's new downtown
- option to rent a parking space
- 24-hour reception
- convenient accessibility, including car access directly in front of the commercial unit and quick access to the main NIVY bus station, public transport stops, and connection to the city ring road
- business growth potential thanks to a growing residential base – approximately 4 700 new apartments in emerging projects in the area
- a semi-private green park stretching along the southern side of the METROPOLIS project
- a designer development known for high-quality materials and state-of-the-art interior finishes in its apartments and residences, appealing to the most discerning clientele

## PRICE

€800 + utilities Option to rent a parking space in the ground-level covered garage hall © Text and photographs are the intellectual property of HERRYS real estate agency.

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