

## Offices

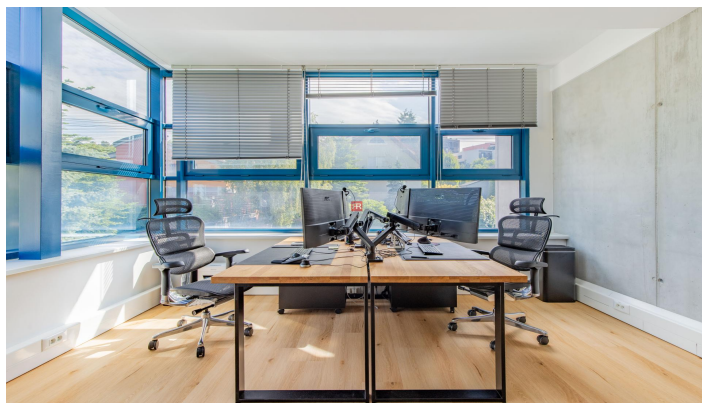
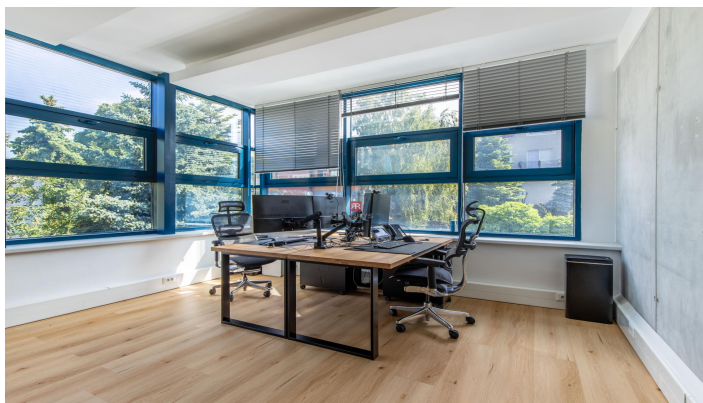
### Líščie údolie, Bratislava-Karlova Ves

### Price in EA



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 - EXCEPTIONAL OFFICE BUILDING FOR SALE IN KARLOVÁ VES

HERRYS real estate agency exclusively offers for sale a unique 4-storey office building, located in the prestigious location of Líščie údolie Bratislava, Karlova Ves district.

The building was designed by a renowned architect and combines functional design, representative appearance and attention to detail. It is an ideal location for a company, clinics, key studio, kindergarten, school or investment opportunity for renting office space.

Location: Bratislava – Karlova Ves, Líščie údolie

Property type: office building / office building

Number of floors: 4

Usable area: 591 m<sup>2</sup>

Plot area: 1,183 m<sup>2</sup>

Parking: up to 15 parking spaces directly on the plot

Condition: modern building with high standards, designed by an architect

## DISPOSITION

The building is divided into four floors and offers a variable arrangement of office spaces, meeting rooms, reception and relaxation areas. The design emphasizes quality materials, light, ergonomics and detail.



**Ľuboš Štubňa**

lubos.stubna@herrys.sk

+421948622555

Ad ID: LS340

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



Thanks to its own land with a capacity of up to 15 parking spaces, the building is ideal for companies looking for representative spaces with excellent accessibility and its own facilities.

## LOCALITY

The Líščie údolie location in the Karlova Ves district offers an excellent combination of a peaceful environment and strategic accessibility to the center of Bratislava and the highway bypass. The surrounding area is home to administrative and residential buildings, schools, universities, public transport stops and civic amenities.

This area is increasingly popular for business due to its pleasant environment near greenery and stable infrastructure.

## BENEFITS

- generous space (usable area 591 m2)
- 1,183 m2 plot
- timeless building designed by a renowned architect
- air conditioning
- variable interior space
- possibility to park up to 15 cars
- safe room
- solar panels on the roof of the building
- low maintenance operation

## PRICE



**Ľuboš Štubňa**

lubos.stubna@herrys.sk

+421948622555

Ad ID: LS340

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



Price in EA

© The text and photos are the author's work and property of the real estate agency HERRYS.



**Ľuboš Štubňa**  
lubos.stubna@herrys.sk  
+421948622555  
Ad ID: LS340

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