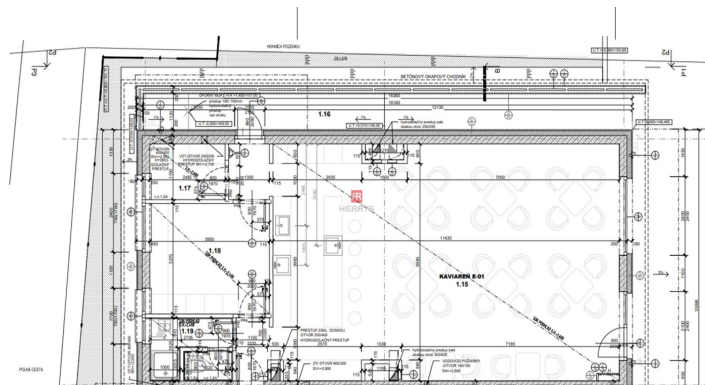


Business premises

Skalická cesta, Bratislava-Nové Mesto

190 000 €



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 - FOR SALE A RETAIL IN A RESIDENTIAL PROJECT POD VINICOU

HERRYS Real Estate exclusively offers for sale a **spacious commercial unit** in the residential project **POD VINICOU**. The project is located in the Bratislava – Nové Mesto district, in a pleasant green environment at the foot of the Little Carpathians, in the sought-after Biely Kríž area.

The space is suitable for various types of use – **showroom, medical practice, offices, studio, or premium services**.

Key Benefits

- Flexible layout – possibility to adapt the space to specific needs
- Modern project in a desirable location with excellent transport connections
- Quiet residential area with a high standard of living
- **3 outdoor parking spaces** available
- **Usable area:** 147 m²

Price of the commercial unit: €190,000

Price per outdoor parking space: €15,990 (possibility to purchase up to three spaces)

DISPOSITION

The space consists of several functional areas that allow for flexible use – ideal for a café, showroom, medical practice, or premium services.

Layout



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Ad ID: PV_E11

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- Main area (café) – 85.37 m²
- Entrance zone / vestibule – 18.10 m²
- Back office + storage – 17.53 m² (back office 13.31 m² + storage 4.22 m²)
- Sanitary facilities – 18.12 m², including:
- WC + shower
- Separate WC areas for women and men (with vestibules)
- Cleaning room

LOCALITY

A pleasant environment in the sought-after location of Biely Kríž, which is characterized by **greenery** and **stable low-rise buildings**. The post office, school, kindergarten, supermarket, restaurants, Mladá Garda sports complex, popular cultural center Nová Cvernovka are within walking distance.

The tram stop on Račianska street is a few minutes' walk away, which ensures excellent accessibility to the city center. **The Bratislava - Vinohrady railway station** and numerous **hiking and cycling trails in the Little Carpathian** area are nearby.

The residential **project POD VINICOU** consists of **6 apartment buildings** with a maximum of 5 floors. There are **a total of 157 residential units** in the newly created residential complex, while the number of them in individual houses will be relatively low, which promises **a cozy style of living with a pleasant family atmosphere**. The complex includes **a park full of greenery with a relaxation zone and a children's playground**. The new complex was created in the built-up zone of the Nové Mesto - Biely Kríž location, which is close to the nature as well as to the city.

BENEFITS

- Flexible layout – possibility to adapt the space to specific needs
- Modern project in a sought-after location with excellent transport accessibility
- Quiet residential area with a high standard of living
- 3 parking spaces available
- Usable area: 147 m²
- The building meets energy standard A, ensuring significant savings on energy costs

PRICE



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Retail: 190 000 € + outdoor parking space: €15,990

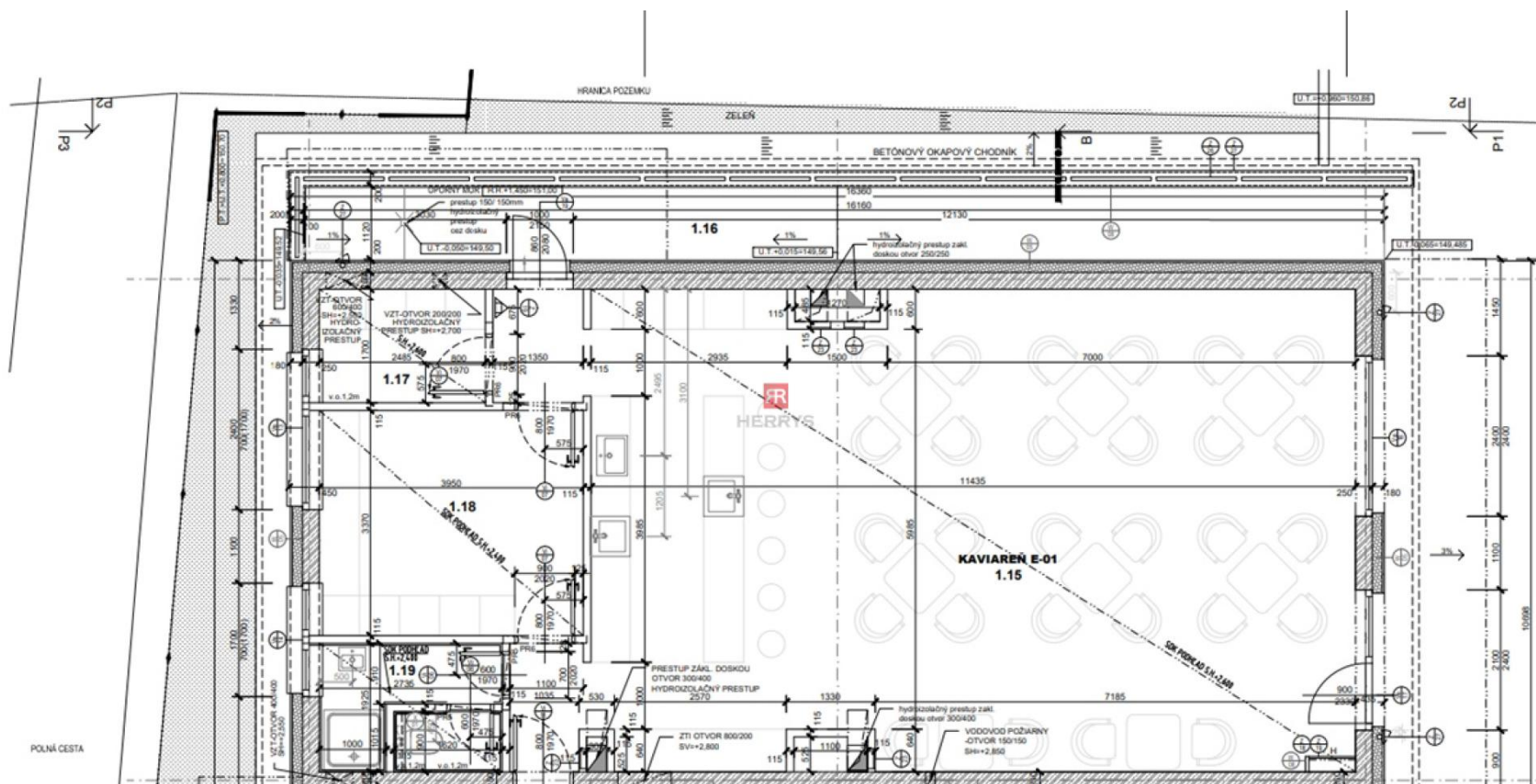
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