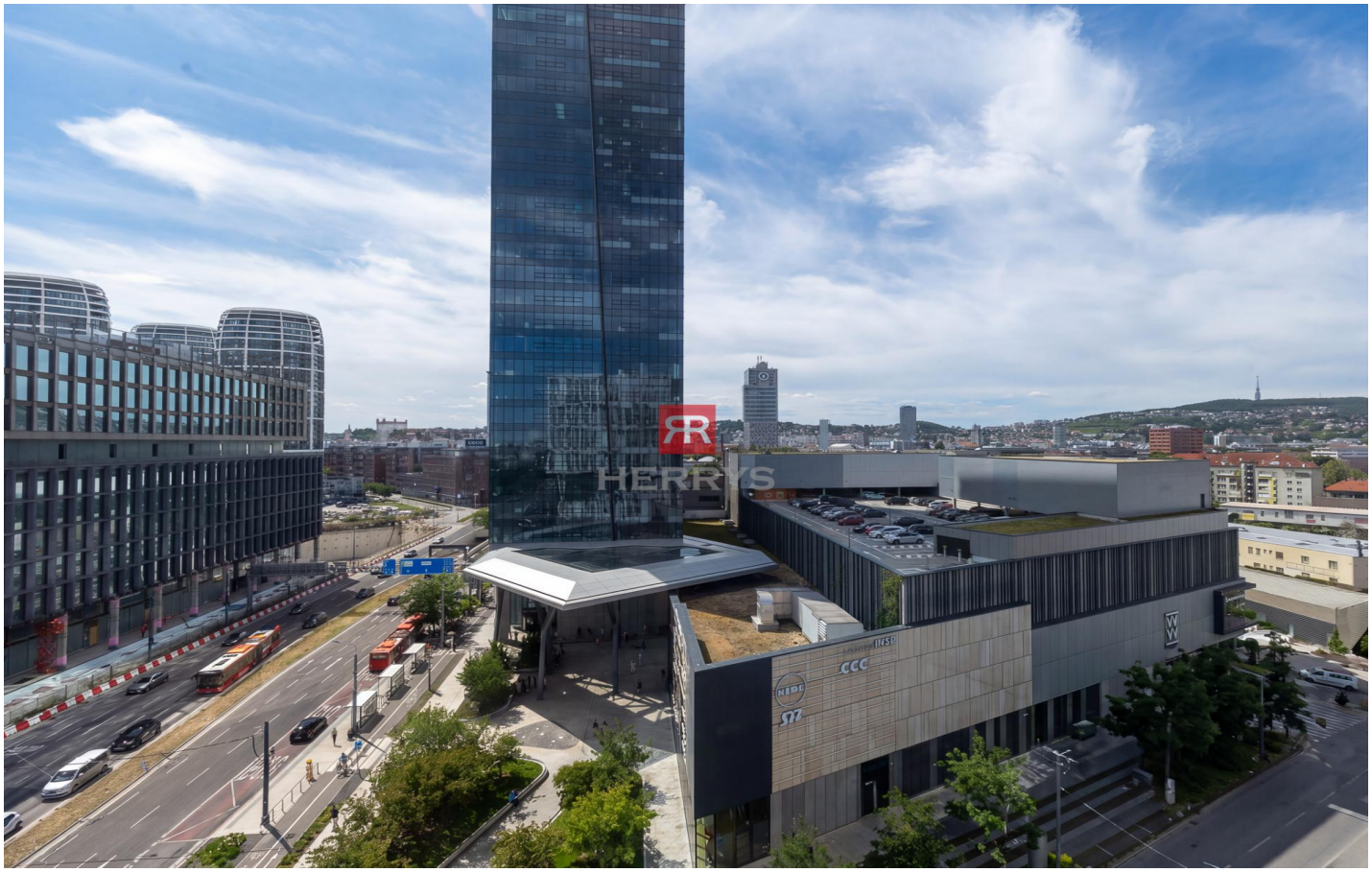
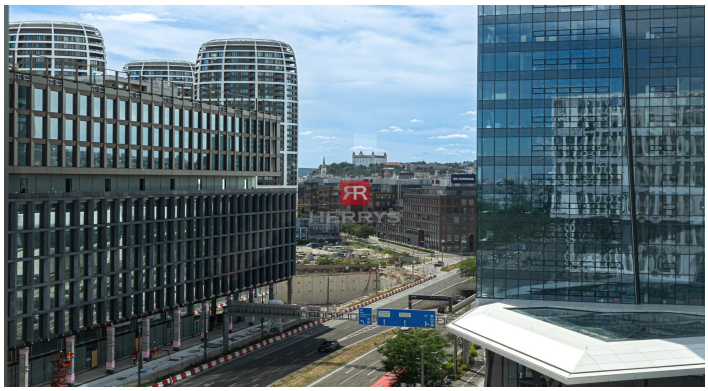
Offices
Košická, Bratislava-Ružinov

289 000 €

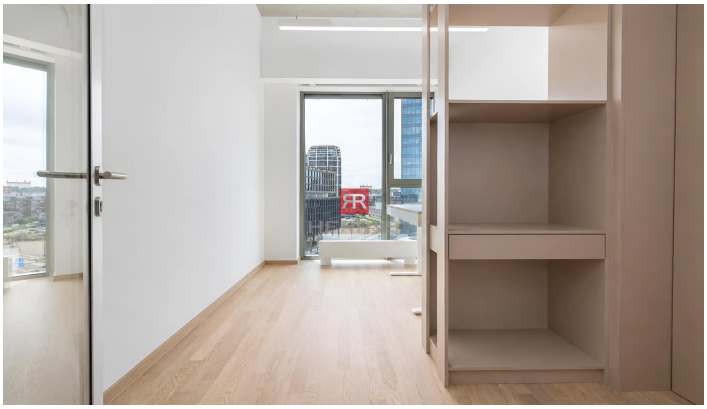






Business name: HERRYS s. r. o.

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 - REPRESENTATIVE OFFICE SPACE FOR SALE WITH A BEAUTIFUL VIEW IN THE ZWIRN OFFICE PROJECT

HERRYS real estate agency offers exclusively for sale a **representative office space** in the **prestigious ZWIRN OFFICE administrative building** on Košická Street in Bratislava. Office space is located on the 9th floor of a modern administrative building and offers an exceptional working environment in one of the **most desirable business locations** in the capital. The property is an ideal choice for a company looking for a representative headquarters supporting its professional image. It also represents an **attractive investment opportunity** with stable rental income potential in an established administrative location.

Office space comes with a **reserved parking space** in the building's underground garage, which provides comfortable and safe parking directly within the project.

Advantage is the possibility of **VAT deduction**, which increases the economic attractiveness of the property for business entities and investors.

BASIC INFORMATION:

- usable area: 40.38 m²
- position: 9th floor out of 12
- orientation: west, panoramic views of downtown Bratislava and Bratislava Castle
- parking: reserved parking space in the underground garage: price 40,000 EUR including VAT



Ing. Gabriela Horňáková
gabriela.hornakova@herrys.sk
+421 948 940 111
Ad ID: HG29





DESCRIPTION:

- layout divided into two separate work zones creating a representative space
- panoramic view of Bratislava's downtown
- large-format French windows and high ceilings
- custom-built furniture with plenty of storage space
- integrated kitchen with the possibility of closure
- hygienic facilities with shower cubicle and toilet
- air conditioning and quality wooden floors

ZWIRN OFFICE project represents a modern concept of owned administrative premises, which combines a prestigious address, quality architecture and above-standard services. There is a professional reception, the possibility of using a meeting room, a shared terrace on the 7th floor, underground parking and representative common areas, which create an ideal environment for doing business and receiving clients.



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DISPOSITION

Office space consists of an entrance area, two separate work zones and its own sanitary facilities with a shower and toilet. Interior includes an integrated kitchen with the option of complete closure, thanks to which it does not disrupt the representative character of the office.

Large-format French aluminum windows with insulating triple glazing ensure plenty of natural light throughout the day. Comfort of the working environment is complemented by air conditioning, high-quality wooden floors, electric exterior blinds, high ceilings and a lot of custom-made storage spaces.

Layout solution allows for the effective functioning of a smaller team, separation of client and work areas or a combination of an office with a meeting room. The office space is ready for immediate use with a possibility of individual completion according to the needs of the future owner.

LOCALITY

Newly completed ZWIRN OFFICE project is located on Košická Street in a dynamically developing part of the wider center of Bratislava. Location is one of the most sought-after administrative addresses in the city and provides ideal conditions for business and company representation. Nivy bus station, the Nivy shopping center, the downtown administrative center, numerous restaurants, cafes, shops and services are within walking distance.

Major international companies, financial institutions and modern business centers are located in the vicinity, which creates an attractive business environment.



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Excellent accessibility by car and public transport ensures convenient connections to the historic city center, the airport and main transport routes. Location also offers complete civic amenities and high comfort for employees and clients.

BENEFITS

- representative office in the premium ZWIRN OFFICE project
- reserved parking space in the underground garage
- suitable for your own business or as an investment for rent, with the possibility of VAT deduction
- prestigious address on Košická Street near Bratislava's downtown
- 9th floor with panoramic views of the downtown and Bratislava Castle
- two separate work zones and equipment with high-quality custom-made furniture for immediate use
- own facilities - kitchenette, bathroom with shower and toilet
- very quick access to the center, Nivy bus station, highway bypass and airport

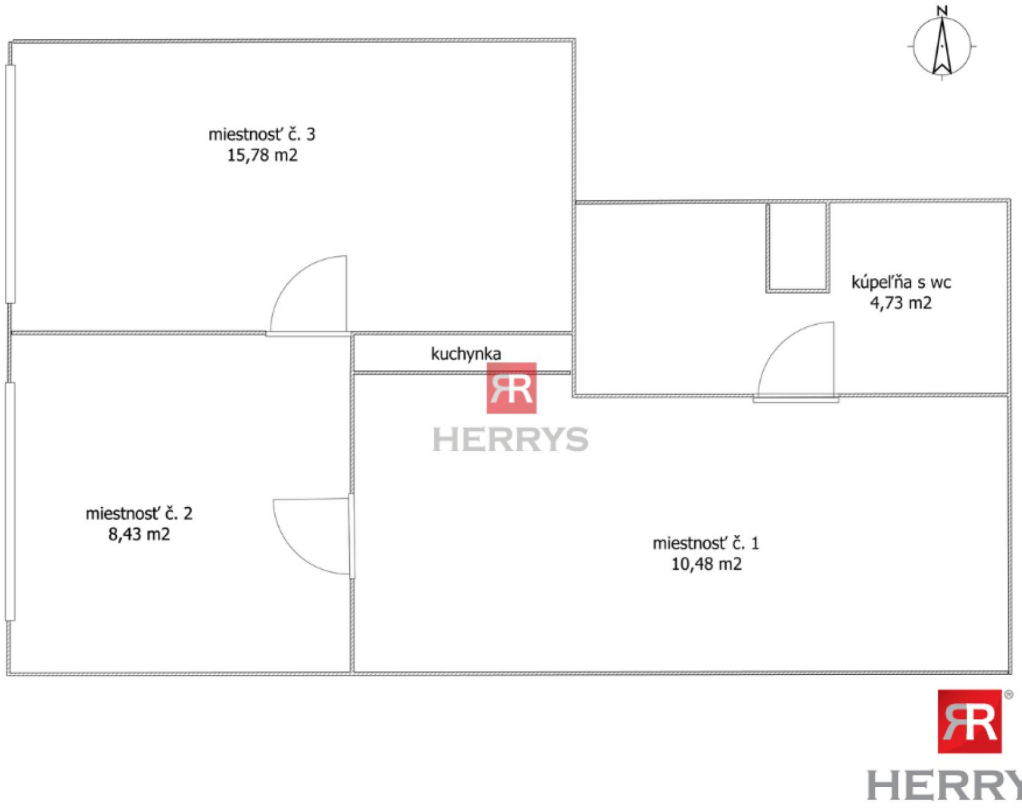
PRICE

office space: 289,000 EUR incl. VAT parking space: 40,000 EUR incl. VAT total: 329,000 EUR incl. VAT (including professional service and real estate agency commission)

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N
miestnosť č. 3
15,78 m2
kúpeľňa s wc
4,73 m2
kuchynka
HERRYS
miestnosť č. 2
8,43 m2
miestnosť č. 1
10,48 m2
HERRYS