

Sale of 100% occupied commercial area in an excellent location in
the city of Bratislava

4 500 000 €

Cena je oslobodená od DPH

County:	Bratislavský kraj
District:	Bratislava II
City/Town:	Bratislava-Ružinov
Street:	Galvaniho 12
Category:	Objects
Object type:	Commercial object
Type:	Sale
Usable area:	

DETAILED INFORMATION

Status:	active	Built-up area:	3371 m ²
Ownership:	corporate	Type:	partly re-made
Usable area:	2018 m ²	Total area:	8622 m ²
Built-up area:	7447 m ²		

PROPERTY DESCRIPTION

KNB Real Estate Agency offers for sale a fully occupied commercial area, which is located right next to one of the busiest streets in the city of Bratislava, Galvaniho Street. The site is fully occupied and the current rental income generates a 13-year return. Buildings in the area are used for various purposes such as shop, office, warehouse, car service, production, massages, restaurant, etc...

Technical parameters of the area:

- The total area of the area is 7,447 m²
- The total floor area of all buildings in the campus is 3,371 m²
- The complex is fully occupied and consists of 16 tenants
- The campus is connected to all utilities (gas, electricity, sewage, water, internet)
- Buildings within the complex were gradually undergoing renovations
- The age of the buildings is 1975, and then new buildings were built in 2014.

The purpose of using objects within the area:

- Spaces in buildings within the area are used for various purposes such as shop, office, warehouse, car service, production, massages, restaurant, etc...

Description of the place:

- Excellent location in one of the most popular streets of Bratislava, where you can spend around 40 thousand
- Nearby are shopping centers AVION, IKEA, XXX Lutz, SIKO and others..... Opposite the complex across the road is a large residential zone with many newly built apartment buildings
- Excellent access to the main highway routes as well as the bypass of the city of Bratislava
- Close to public transport The airport is 2 km away

The approximate **price of the target area is €4.5 million** (the price is available with VAT)

Future people shop at our real law firm without paying a commission!!!

In case of additional questions or to arrange an inspection date, we are available to you at the contact details below

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