

## Business premises Landererova, Bratislava-Staré Mesto

**195 000 €**



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 COMMERCIAL SPACE IN TOP LOCATION, AVAILABLE IMMEDIATELY

**HERRYS exclusively offers for sale a well-positioned commercial space in the prestigious Panorama City development, located in the very heart of Bratislava.** This attractive **non-residential unit of 38 m<sup>2</sup>** is situated **on the busy Landererova Street**, right in the vibrant downtown area. Thanks to its high ceilings and full-glass frontage, the space feels airy and modern, providing maximum visibility for any brand – the logo can be placed at the top section of the shop window.

**The location benefits from exceptional foot traffic**, mainly due to the surrounding mix of popular businesses (such as Yeme grocery store) and a strong residential and office presence. **Positioned directly across from a public transport stop**, the space enjoys excellent accessibility and visibility.

The layout is ideal for a boutique, showroom, specialized service, studio, or an office with direct client interaction. Comfort is ensured by **underfloor heating and an air-conditioning unit**.

The price includes all furnishings.

- Operating costs (building management): €172/month
- Electricity: approx. €50/month

**Available immediately!**

## DISPOSITION

The interior ground floor area covers 28.3 m<sup>2</sup>. Thanks to the generous ceiling height, the space has been efficiently extended with a second, smaller mezzanine level offering approximately 10 m<sup>2</sup> of usable space, which also includes a toilet. The unit is equipped with air-conditioning and faces north, ensuring a pleasant indoor climate throughout the



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day.

## LOCALITY

The project itself includes amenities such as a YEME grocery store, a drugstore, a restaurant, and a café, providing everyday convenience. In the immediate vicinity, you'll find the Eurovea shopping center, the historic Old Town, and the Danube promenade. The location's appeal is further enhanced by the rapidly developing downtown area situated just across the street.

## BENEFITS

- Attractive location in the Bratislava downtown
- High-traffic street with strong pedestrian flow - bus stop directly across the street
- Fully glazed frontage with a display window
- Option to place a brand logo
- High ceilings and abundant natural light
- Underfloor heating and air-conditioning
- Available immediately
- The price includes all furnishings

## PRICE

Price € 195 000 includes all furnishings.

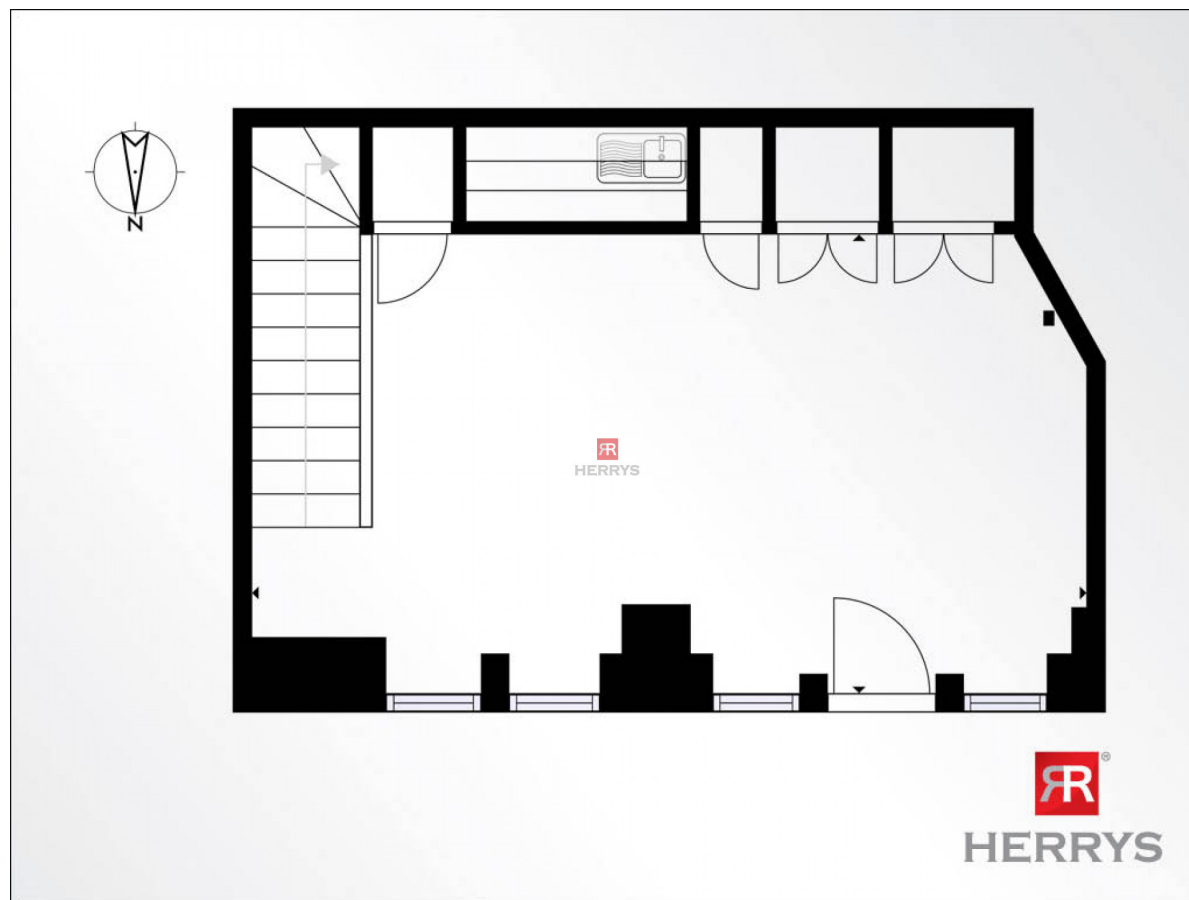
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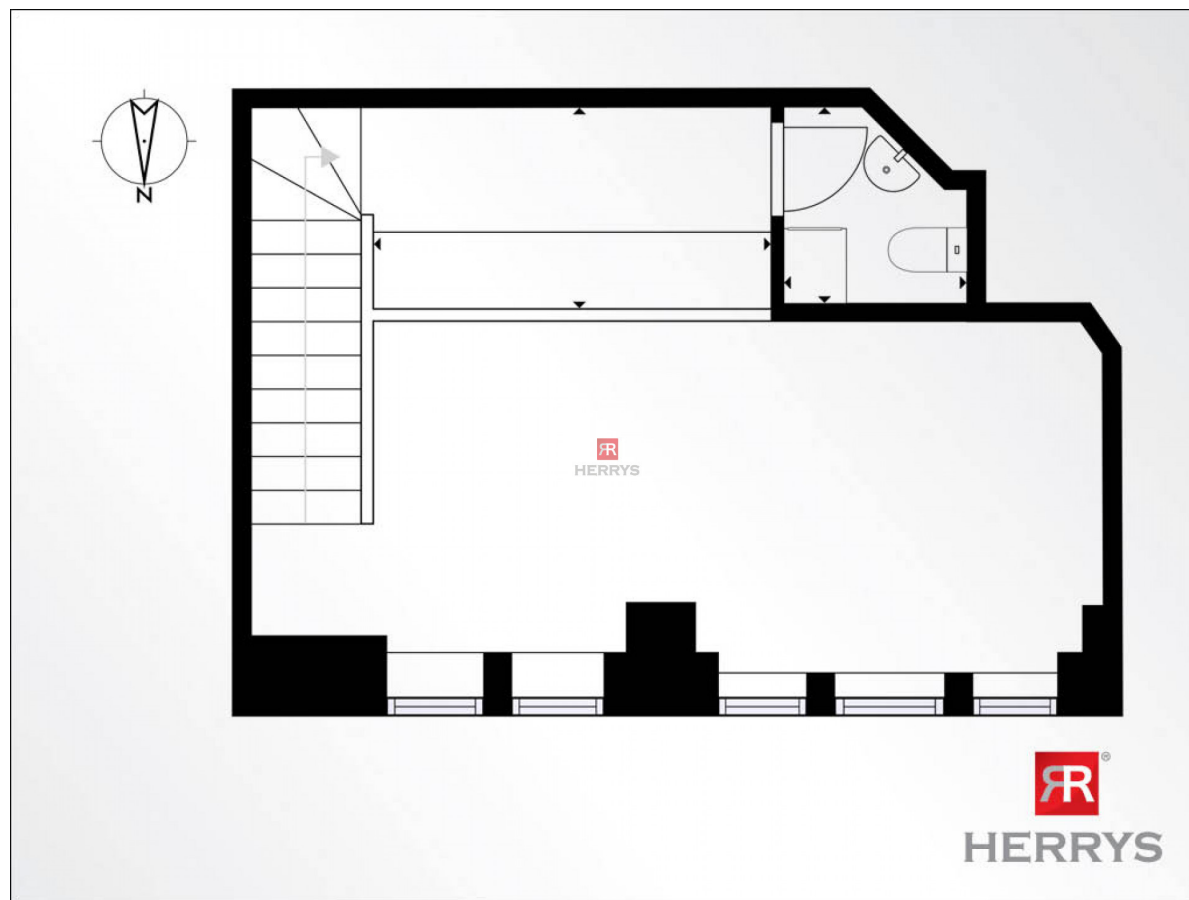
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