

KAPITULSKÁ 6-8
BRATISLAVA I



PALAIS
ESTERHÁZY

VIELFÄLTIGE MÖGLICHKEITEN
IN DEN EXKLUSIVEN
GEWERBEEINHEITEN



PALAIS ESTERHÁZY



PROJEKT

Stilvolle Geschäftswelten im Palais Esterházy

Insgesamt bietet das Palais 14 exklusive Einheiten zur gewerblichen Nutzung. Jede Einheit steht zur individuellen Belegung bereit, wobei auch die Möglichkeit besteht, ein ganzes Gebäude zu erwerben bzw. zu mieten. Die Räumlichkeiten eröffnen eine breite Palette an Nutzungsmöglichkeiten, von stilvollen Büros über komfortable Serviced Apartments bis hin zu einem charmanten Café. Die vielfältigen Gewerbeflächen eignen sich ideal für Rechtsanwält:innen oder Ärzt:innen. Jede Einheit ist so konzipiert, dass sie den einzigartigen Charakter des Palais Esterházy widerspiegelt und gleichzeitig ein modernes und effizientes Arbeitsumfeld bietet.



14 EXKLUSIVE GEWERBEEINHEITEN

VIELFÄLTIGE NUTZUNGSMÖGLICHKEITEN

MODERNE BÜRORÄUME, CAFÉ ODER
SERVICED APARTMENTS

IDEAL FÜR PRAXIS ODER KANZLEI

BEGEHRTE ALTSTADTLAGE

LAGE

Im Zentrum von Bratislava

Das Palais Esterházy genießt eine beneidenswerte Lage im Herzen von Bratislava, inmitten der bezaubernden Altstadt. Die prestigeträchtige Adresse Kapitulska 6-8 liegt in unmittelbarer Nähe zu erstklassigen Restaurants, vielen kulturellen Highlights und exklusiven Einkaufsmöglichkeiten. Zudem bietet die direkte Anbindung an die pulsierende Hauptader der Stadt, die Staroměstská Straße, eine hervorragende Konnektivität. Hier verbinden sich ein opulentes Lebensgefühl und zukunftsorientierte Stadtplanung zu einem harmonischen Ensemble.



PALAIS ESTERHÁZY

FLÄCHENAUFSTELLUNG

GEWERBEEINHEIT	GESCHOSSE	GRÖSSE	KAUFPREIS
G1	Ebene 1	82,21 m ²	€ 520.882,56
G2	Ebene 1	39,48 m ²	€ 252.426,24
G3	Ebene 1	40,31 m ²	€ 255.404,16
G4	Ebene 1	29,35 m ²	€ 185.961,60
G5	Ebene 1	99,19 m ²	€ 589.188,60
G6	Ebene 1	41,83 m ²	€ 248.470,20
G7	Ebene 1	56,46 m ²	€ 335.372,40
G8	Ebene 1/Mezzanin	31,48 m ²	€ 178.556,40
G9	Mezzanin	54,08 m ²	€ 321.235,20
G10	Ebene 1	139,60 m ²	€ 748.232,10
G12	Ebene 1	70,50 m ²	€ 418.770,00

GEWERBEEINHEIT S02	GESCHOSSE	GRÖSSE	KAUFPREIS
G11	Ebene 1	71,45 m ²	€ 358.393,20
G13	Ebene 2	100,80 m ²	€ 824.947,20
G14	Ebene 3	105,00 m ²	€ 838.480,50
Gesamt S02		277,25 m²	€ 2.021.820,90

AUSSTATTUNGSHIGHLIGHTS

Tradition trifft Innovation

Die Gewerbeflächen bieten ein einzigartiges Arbeitsumfeld, das durch seine historische Architektur und seine moderne Ausstattung besticht. Die Räumlichkeiten bieten eine exklusive Auswahl an hochwertigen Fliesen, edlem Holzparkett und strapazierfähigem Teppich in verschiedenen Farbtönen und Maßen. Für ein angenehmes Raumklima sorgen eine Fußbodenheizung und eine Deckenkühlung. Die Sanitärobjekte stammen von renommierten Marken und unterstreichen den hohen Qualitätsanspruch, der in jedem Detail des Palais zum Ausdruck kommt. Hier entsteht ein Arbeitsplatz, der den Charme der Vergangenheit mit den Anforderungen der modernen Arbeitswelt verbindet.

**UMWELTFREUNDLICHE
WASSER-WÄRMEPUMPE**

HOCHWERTIGE BODENBELÄGE

KOMFORTABLE FUSSBODENHEIZUNG

ENERGIEEFFIZIENTE KÜHLDECKEN

EXKLUSIVE MARKENSANITÄROBJEKTE



PALAIS ESTERHÁZY

GRUNDRISS - EBENE 1

Einfahrt Tiefgarage



MEZZANIN

EBENE 2

EBENE 3

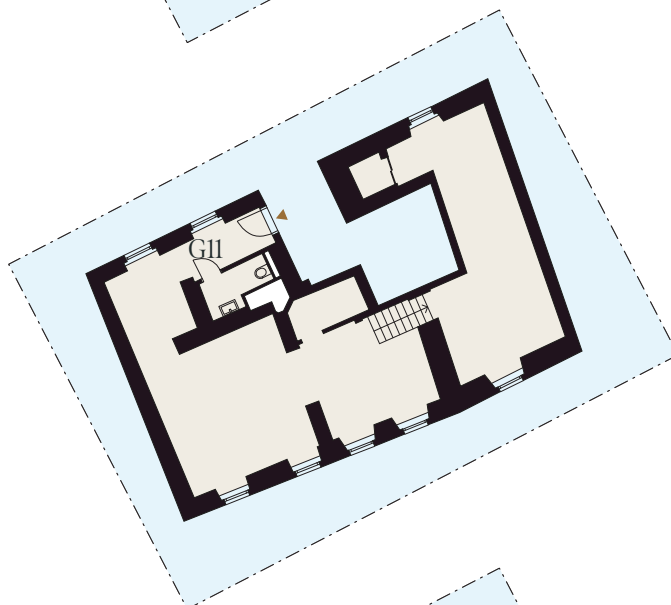


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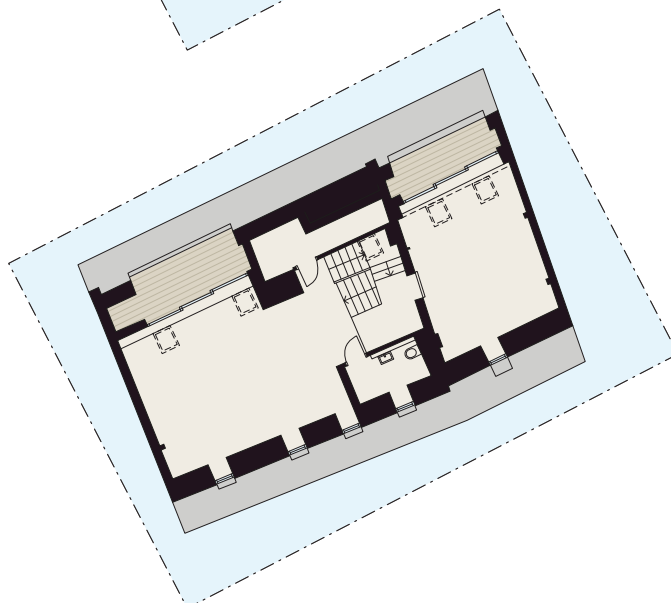
GRUNDRISSE - GEBÄUDE S4



EBENE 1
G11



EBENE 2
G13



EBENE 3
G14

DER GEBÄUDETEIL S4 KANN AUCH ALS GESAMTPAKET ERWORBEN BZW.
GEMIETET WERDEN (EIGENSTÄNDIGER KATASTEREINTRAG).

KONTAKT

Ihre neue Gewerbeeinheit erwartet Sie

Das Palais Esterházy kombiniert das historische Erbe vergangener Jahrhunderte mit dem Komfort von heute. Um diese Vision Wirklichkeit werden zu lassen, fokussiert sich unser gesamtes Team täglich mit Leidenschaft und Anspruch an höchste Qualität auf den Fortschritt der Bautätigkeiten.

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EIN PROJEKT DER



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Property Holding International

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Lehargasse 11, 1060 Vienna



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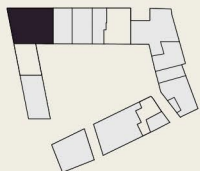
Commercial space G1

Floor space 82,21 m²

- | | | |
|---|-----------------------|----------------------|
| 1 | Non-residential space | 76,51 m ² |
| 2 | WC | 2,12 m ² |
| 3 | Bathrom | 3,58 m ² |



Level 1 (1.NP)



Building SO 02

A project by



The furnishings shown in the plan illustration are schematic and are for illustrative purposes only. These representations are non-binding plan copies. The planning and design are subject to change. The building and equipment description applies. All dimensions are unfinished dimensions. Plan status: June 2023



A4 | 1:100



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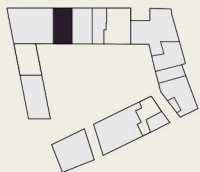
Commercial space G2

Floor space 39,84 m²

- 1 Non-residential space 37,09 m²
- 2 Bathroom 2,75 m²

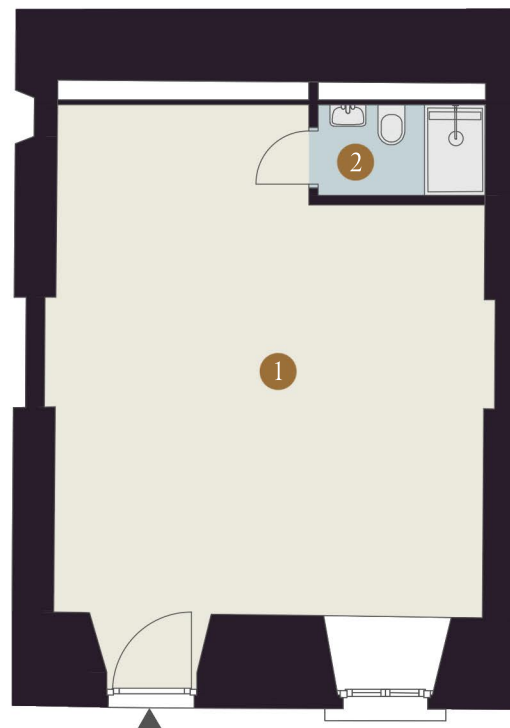


Level 1 (1.NP)



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A4 | 1:100



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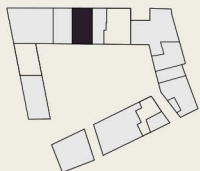
Commercial space G3

Floor space 40,31 m²

- 1 Non-residential space 37,47 m²
- 2 Bathroom 2,84 m²

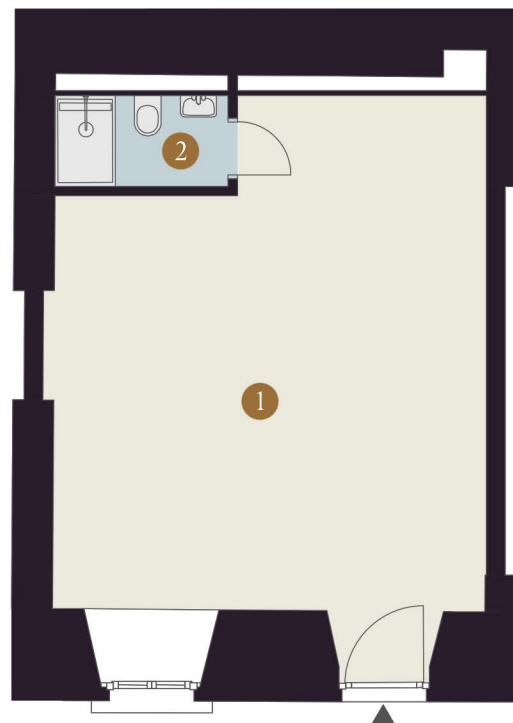


Level 1 (1.NP)



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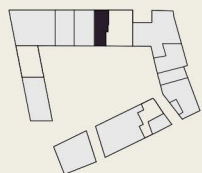
Commercial space G4

Floor space 29,35 m²

- 1 Non-residential space 26,23 m²
- 2 Bathroom 3,12 m²

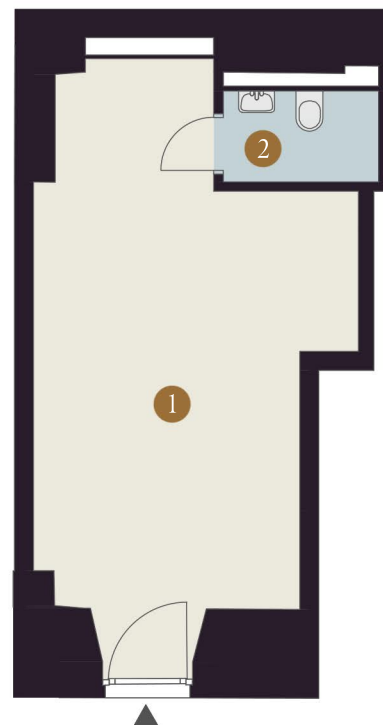


Level 1 (1.NP)



Building SO 02

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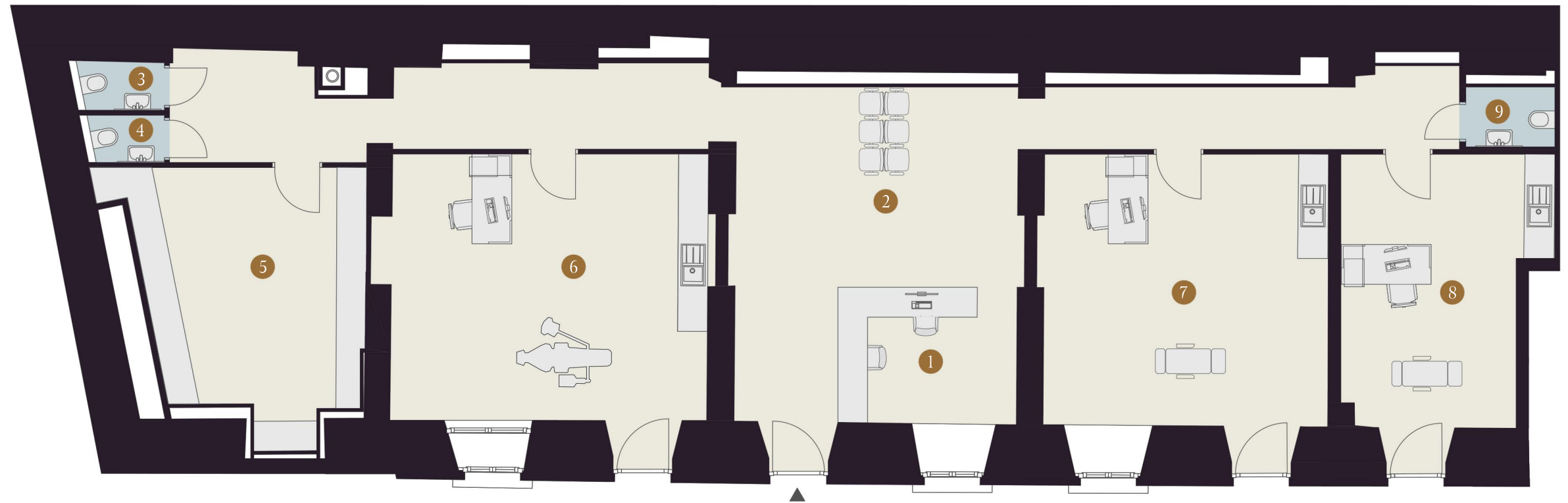
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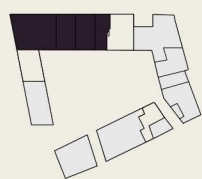
Commercial space GI-G4

Floor space 188,25 m²

1 Reception	9,85 m ²
2 Waiting room/ Hallway	61,62 m ²
3 WC	1,71 m ²
4 WC	1,47 m ²
5 Storage	22,65 m ²
6 Ambulance	36,10 m ²
7 Ambulance	32,65 m ²
8 Ambulance	20,05 m ²
9 WC	2,15 m ²



Level 1 (LNP)



Building SO 02

A project by



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A3 | 1:100



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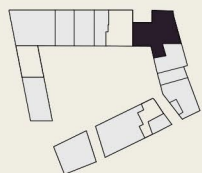
Commercial space G5

Floor space 99,19 m²

1	Entrance	15,07 m ²
2	Non-residential space	18,22 m ²
3	Bathroom	4,68 m ²
4	Non-residential space	50,72 m ²
5	Non-residential space	10,50 m ²

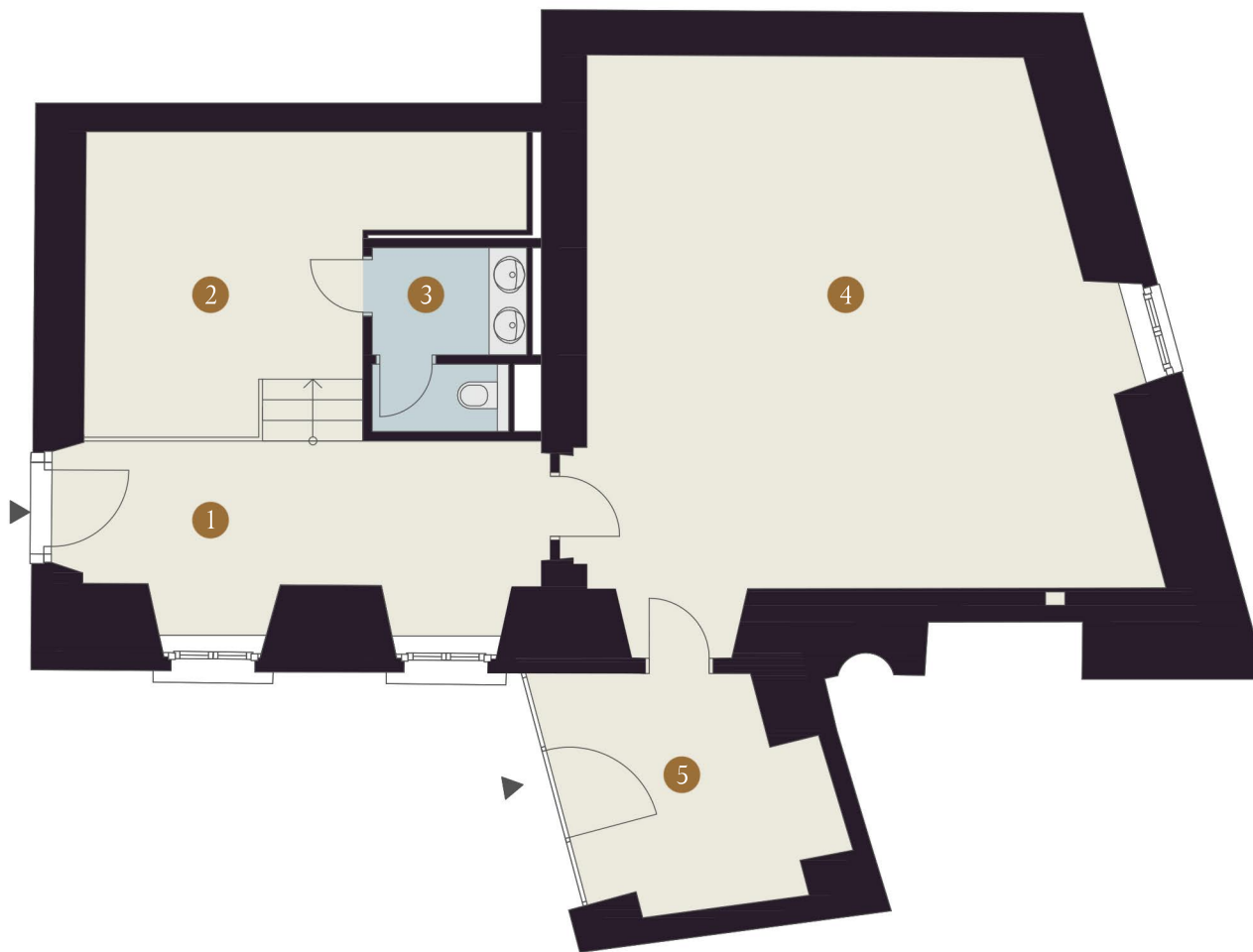


Level 1 (1.NP)



Building SO 02

A project by



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A4 | 1:100



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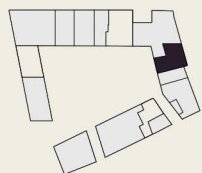
Commercial space G6

Floor space 41,83 m²

- | | | |
|---|-----------------------|----------------------|
| 1 | Non-residential space | 37,98 m ² |
| 2 | Bathroom | 3,85 m ² |

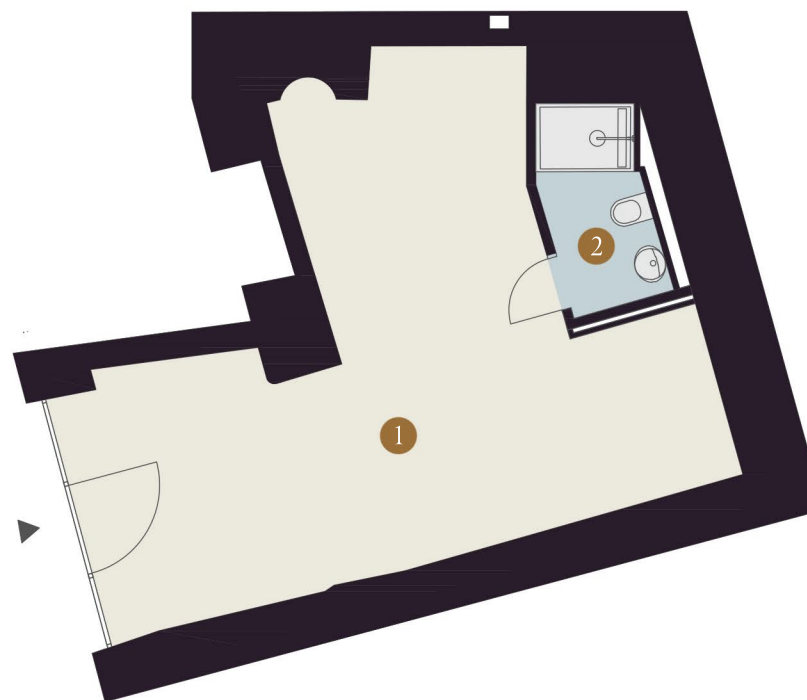


Level 1 (1.NP)



Building SO 02

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A4 | 1:100



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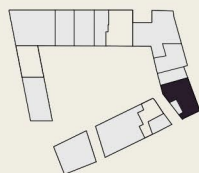
Commercial space G7

Floor space 56,46 m²

1	Non-residential space	50,25 m ²
2	Bathroom	2,15 m ²
3	Storage	4,06 m ²

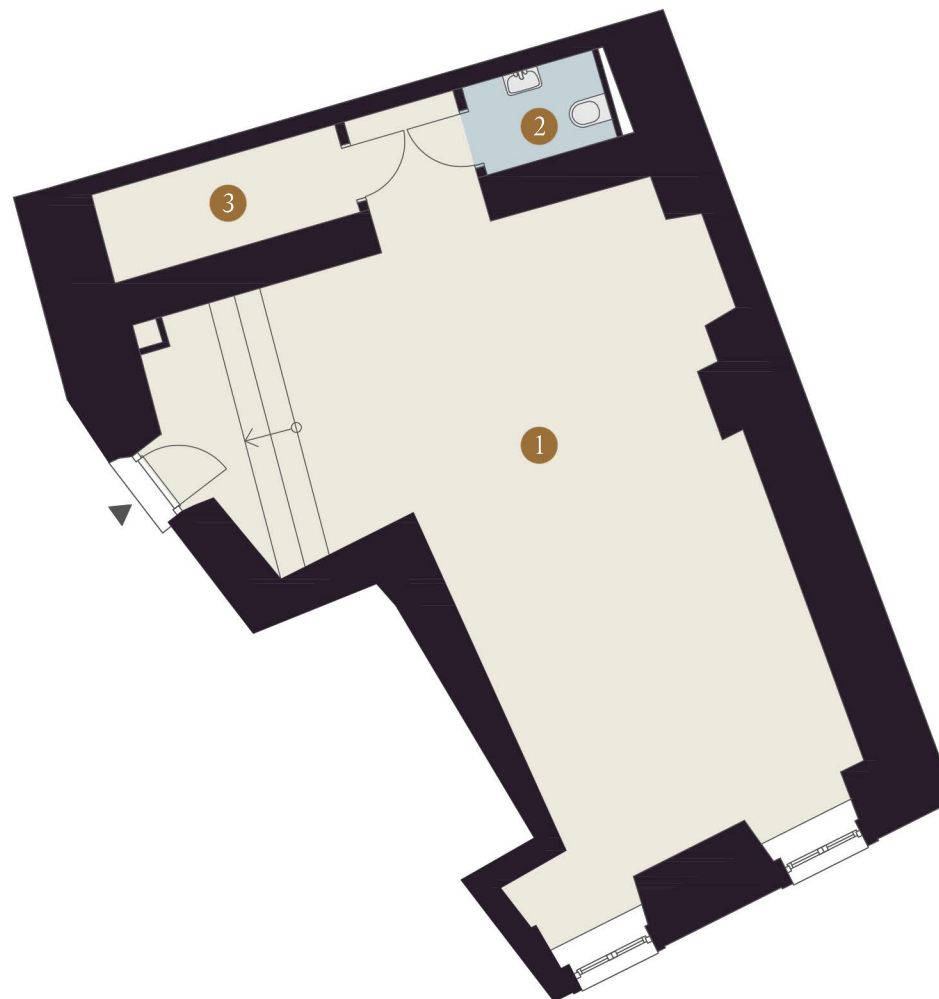


Level 1 (1.NP)



Building SO 02

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A4 | 1:100



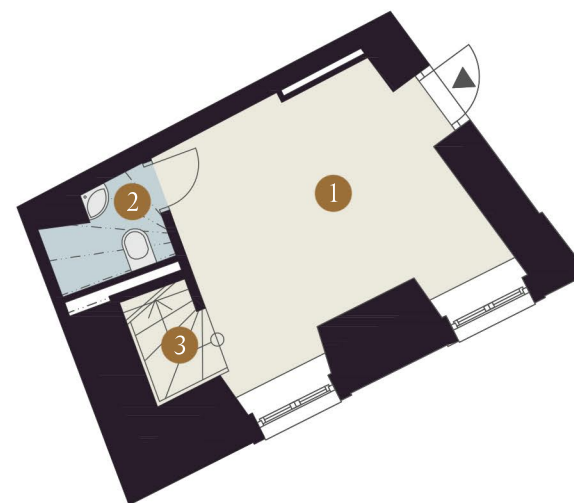
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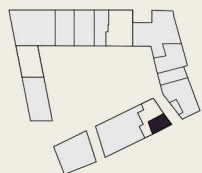
Commercial space G8

Floor space 30,06 m²

1	Non-residential space	11,70 m ²
2	Bathroom	1,83 m ²
3	Staircase	1,54 m ²
4	Non-residential space	12,07 m ²
5	Storage	2,92 m ²



Level 1 (1.NP)



Building SO 02

A project by



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A4 | 1:100



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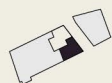
Commercial space G8

Floor space 30,06 m²

1	Non-residential space	11,70 m ²
2	Bathroom	1,83 m ²
3	Staircase	1,54 m ²
4	Non-residential space	12,07 m ²
5	Storage	2,92 m ²

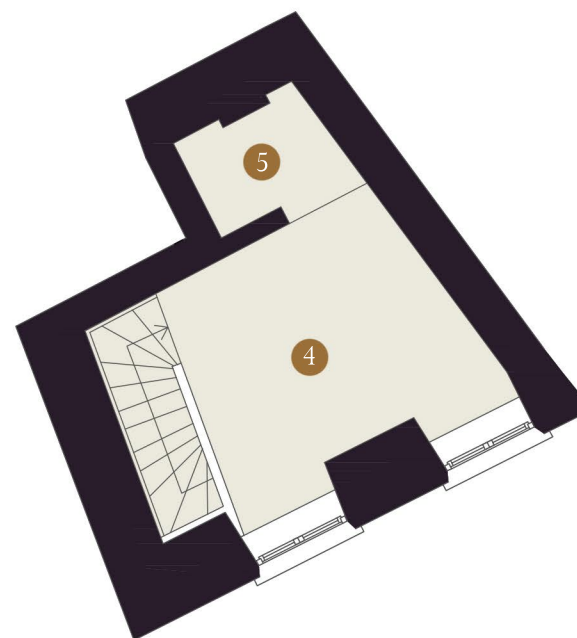


Mezzanine



Building SO 02

A project by



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A4 | 1:100



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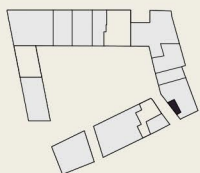
Commercial space G9

Floor space 54,08 m²

1	Staircase+ Hallway	4,03 m ²
2	Office	46,00 m ²
3	Bathroom	4,05 m ²

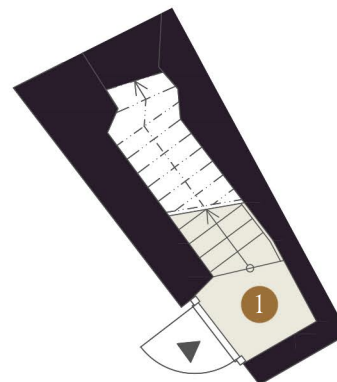


Level 1 (1.NP)



Building SO 02

A project by



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A4 | 1:100



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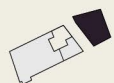
Commercial space G9

Floor space 54,08 m²

1 Staircase+ Hallway	4,03 m ²
2 Office	46,00 m ²
3 Bathroom	4,05 m ²

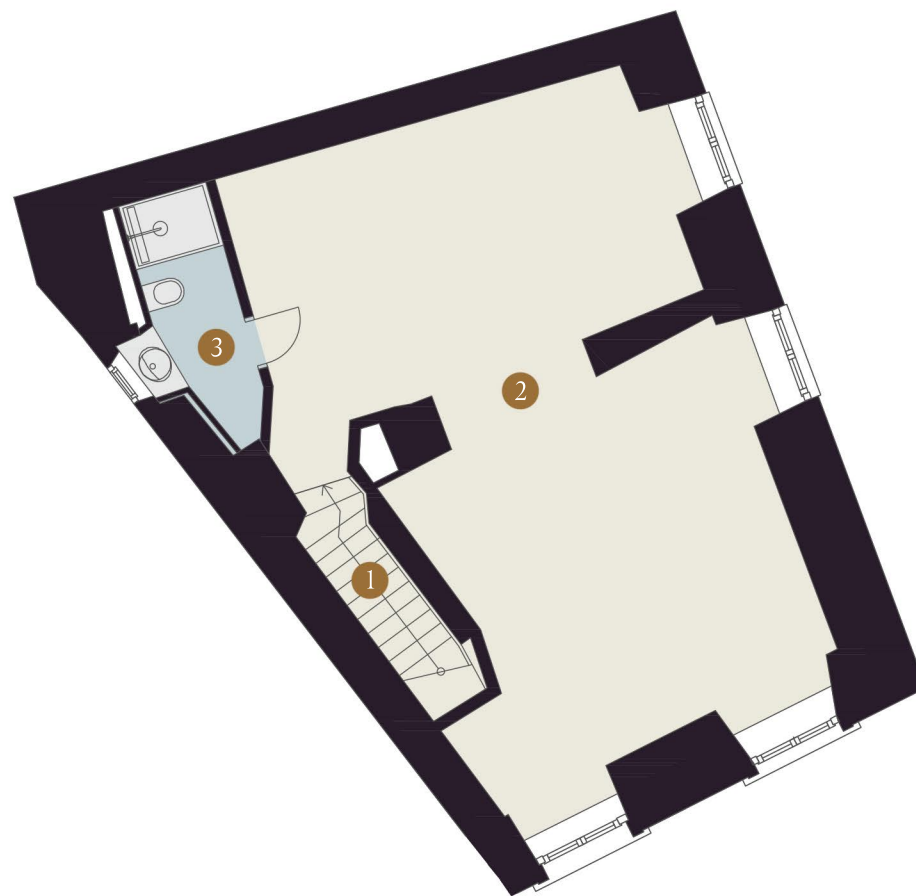


Mezzanine



Building SO 02

A project by



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A4 | 1:100

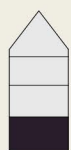


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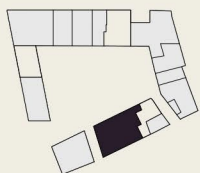
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Commercial space G10

Floor space	139,60 m ²
Terrace	27,27 m ²
1 Non-residential space	92,06 m ²
2 Non-residential space	10,60 m ²
3 Entrance	2,64 m ²
4 WC	1,83 m ²
5 Bathroom	5,20 m ²



Level 1 (I.NP)



Building SO 03

A project by



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A4 | 1:100



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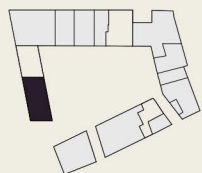
Commercial space G12

Floor space 70,50 m²

- 1 Non-residential space 63,35 m²
- 2 Bathroom 7,15 m²

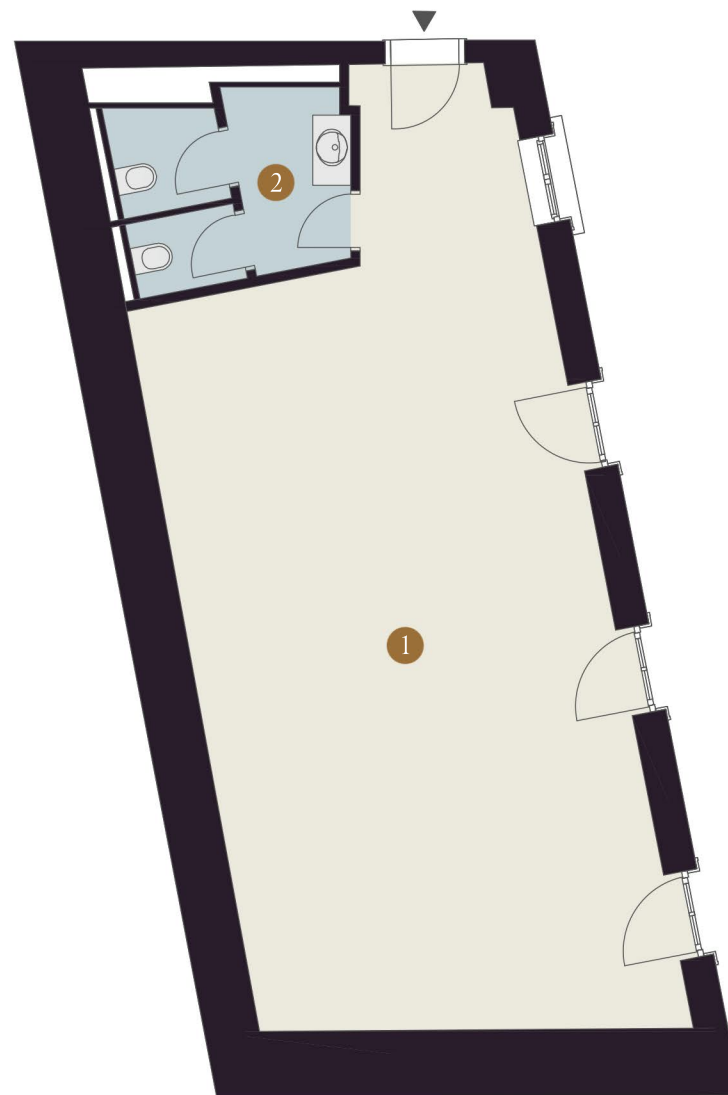


Level 1 (1.NP)



Building SO 05

A project by



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A4 | 1:100



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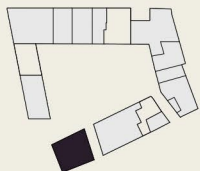
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Commercial space G11

Floor space	51,44 m ²
1 Reception+ Hallway	15,50 m ²
2 Entrance	6,00 m ²
3 Office	24,00 m ²
4 Office	19,75 m ²
5 Bathroom	1,69 m ²
6 Elevator (optional)	1,35 m ²

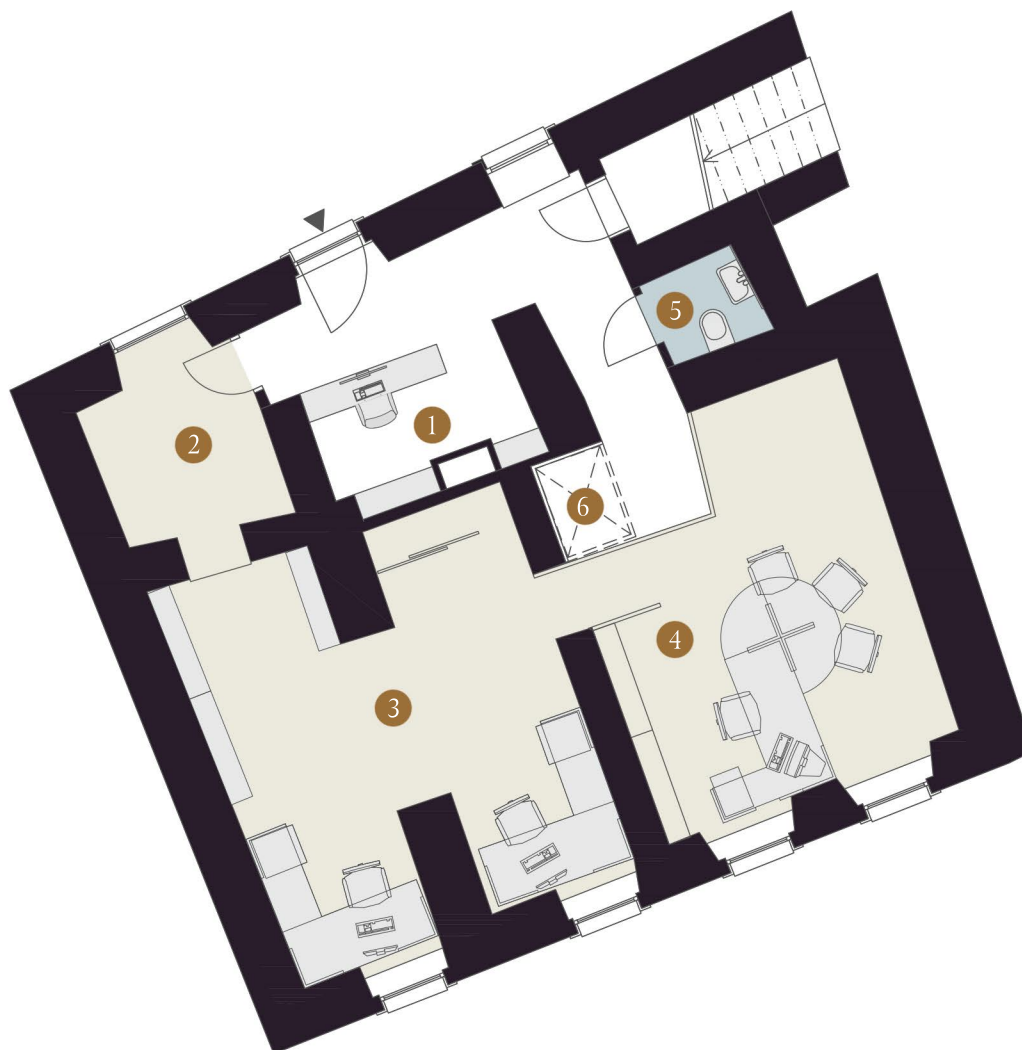


Level 1 (1.NP)



Building SO 04

A project by





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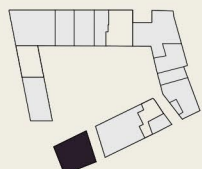
Commercial space G11

Floor space 71,45 m²

1	Entrance	12,55 m ²
2	Bathroom	4,20 m ²
3	Bathroom	3,70 m ²
4	Storage	3,20 m ²
5	Office	47,40 m ²

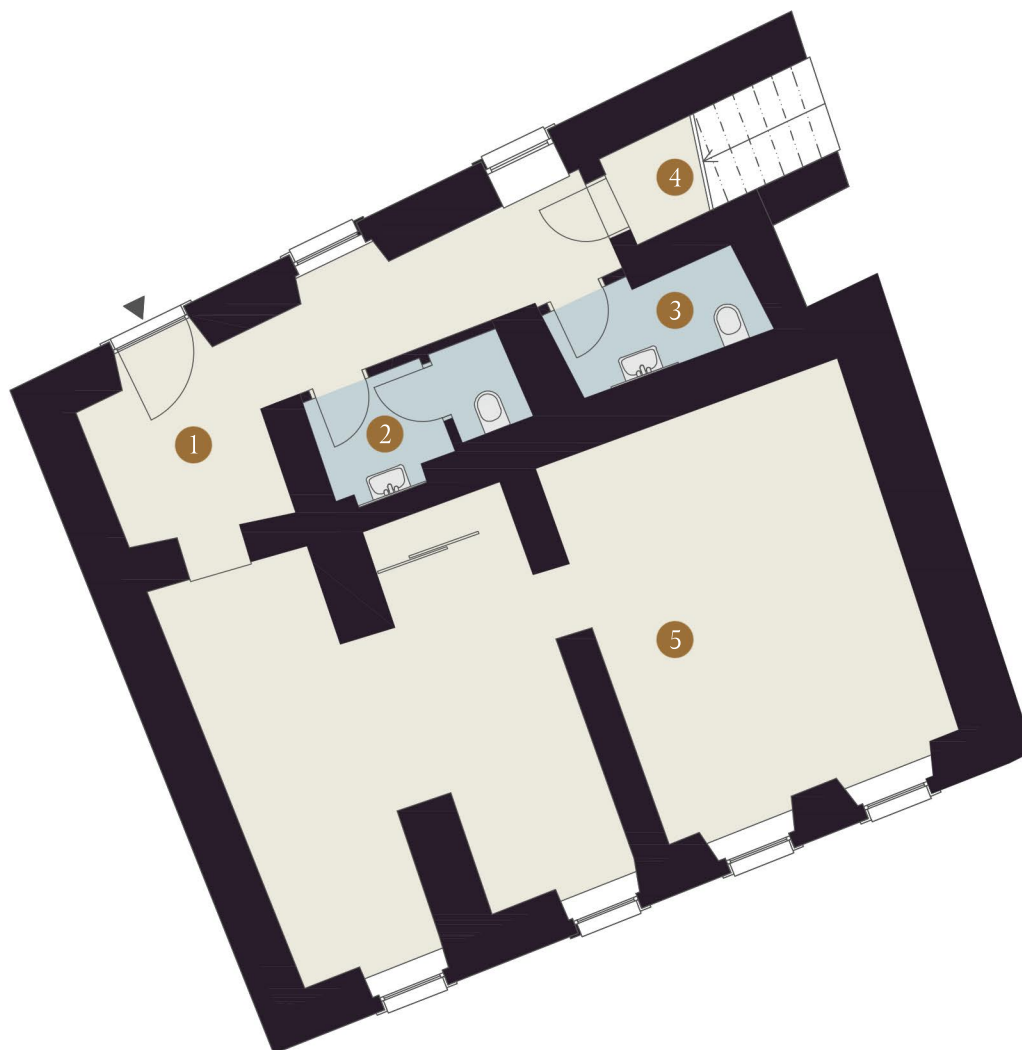


Level 1 (1.NP)



Building SO 04

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A4 | 1:100



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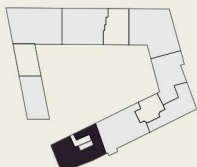
Commercial space G13

Floor space 94,30 m²

1	Entrance	12,54 m ²
2	Bathroom	3,17 m ²
3	Office	43,26 m ²
4	Office	31,18 m ²
5	Attic Storage	4,15 m ²
6	Elevator (optional)	1,35 m ²



Level 2 (2.NP)



Building SO 04

A project by





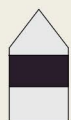
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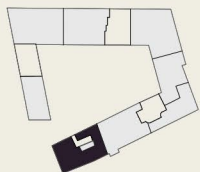
Commercial space G13

Floor space 100,80 m²

1	Office+ Staircase	56,50 m ²
2	Bathroom	3,90 m ²
3	Storage	5,60 m ²
4	Office	30,65 m ²
5	Attic Storage	4,15 m ²



Level 2 (2.NP)



Building SO 04

A project by



The furnishings shown in the plan illustration are schematic and are for illustrative purposes only. These representations are non-binding plan copies. The planning and design are subject to change. The building and equipment description applies. All dimensions are unfinished dimensions. Plan status: June 2023



A4 | 1:100



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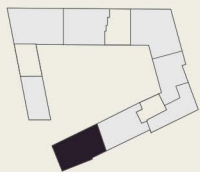
Kapitulská 6-8, Bratislava I
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Commercial space G14

Floor space	105,00 m ²
Terrace	14,55 m ²
1 Entrance + Staircase	6,05 m ²
2 Interior staircase	7,25 m ²
3 Non-residential space	40,25 m ²
4 Technical room	5,25 m ²
5 Bathroom	5,15 m ²
6 Non-residential space	26,50 m ²



Level 3 (3.NP)



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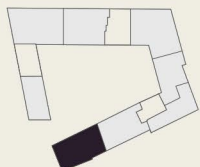
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Commercial space G14

Floor space	105,00 m ²
Terrace	14,55 m ²
1 Entrance + Staircase	6,05 m ²
2 Interior staircase	7,25 m ²
3 Office	38,90 m ²
4 Technical room	5,25 m ²
5 Bathroom	5,15 m ²
6 Office	26,50 m ²
7 Elevator (optional)	1,35 m ²



Level 3 (3.NP)



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