

KAPITULSKÁ 6-8
BRATISLAVA I



PALAIS
ESTERHÁZY

VARIOUS POSSIBILITIES
IN THE EXCLUSIVE
COMMERCIAL UNITS



PALAIS ESTERHÁZY



PROJECT

Stylish business worlds in Palais Esterházy

The Palais offers a total of 14 exclusive units for commercial use. Each unit is available for individual occupancy, although there is also the possibility of purchasing or renting an entire building. The rooms offer a wide range of potential uses, from stylish offices to comfortable serviced apartments to charming cafes. The versatile business premises are perfect for lawyers or doctors. Each unit is designed to reflect the unique character of Palais Esterházy while at the same time offering a modern and efficient working environment.



14 EXCLUSIVE COMMERCIAL UNITS

VARIOUS POSSIBLE USES

MODERN OFFICES, CAFES, OR SERVICED APARTMENTS

PERFECT FOR DOCTORS' OR LAWYERS' OFFICES

COVETED OLD TOWN LOCATION

LOCATION

In the centre of Bratislava

Palais Esterházy enjoys an enviable location in the centre of Bratislava, in the middle of the charming Old Town. The prestigious address Kapitulská 6–8 is located in the immediate vicinity of first-class restaurants, many cultural highlights, and exclusive shopping opportunities. Plus, direct access to the city's lively main artery, Staroměstská Street, ensures excellent connections for getting around the city. Here, an opulent lifestyle and future-oriented urban planning come together to form a harmonious ensemble.



PALAIS ESTERHÁZY

FLOOR SPACE SUMMARY

COMMERCIAL UNIT	FLOORS	SIZE	PURCHASE PRICE
G1	Level 1	82.21 m ²	€520,882.56
G2	Level 1	39.48 m ²	€252,426.24
G3	Level 1	40.31 m ²	€255,404.16
G4	Level 1	29.35 m ²	€185,961.60
G5	Level 1	99.19 m ²	€589,188.60
G6	Level 1	41.83 m ²	€248,470.20
G7	Level 1	56.46 m ²	€335,372.40
G8	Level 1/Mezzanine	31.48 m ²	€178,556.40
G9	Mezzanine	54.08 m ²	€321,235.20
G10	Level 1	139.60 m ²	€748,232.10
G12	Level 1	70.50 m ²	€418,770.00

COMMERCIAL UNIT S02	FLOORS	SIZE	PURCHASE PRICE
G11	Level 1	71.45 m ²	€358,393.20
G13	Level 2	100.80 m ²	€824,947.20
G14	Level 3	105.00 m ²	€838,480.50
Total S02		277.25 m²	€2,021,820.90

EQUIPMENT HIGHLIGHTS

Tradition meets innovation

The commercial premises offer a unique working environment characterised by historic architecture and modern equipment. The rooms feature an exclusive selection of high-quality tiles, elegant wood parquet flooring, and durable carpet in various colours and dimensions. Underfloor heating and ceiling cooling ensure a comfortable room climate. The bathroom fittings are all renowned brands and underscore the high quality standards that are expressed in every detail of the Palais. Workplaces are being created here that combine the charm of the past with the needs of the modern working world.

**ENVIRONMENTALLY FRIENDLY
WATER-WATER HEAT PUMP**

HIGH-QUALITY FLOORING

COMFORTABLE UNDERFLOOR HEATING

ENERGY-EFFICIENT CEILING COOLING

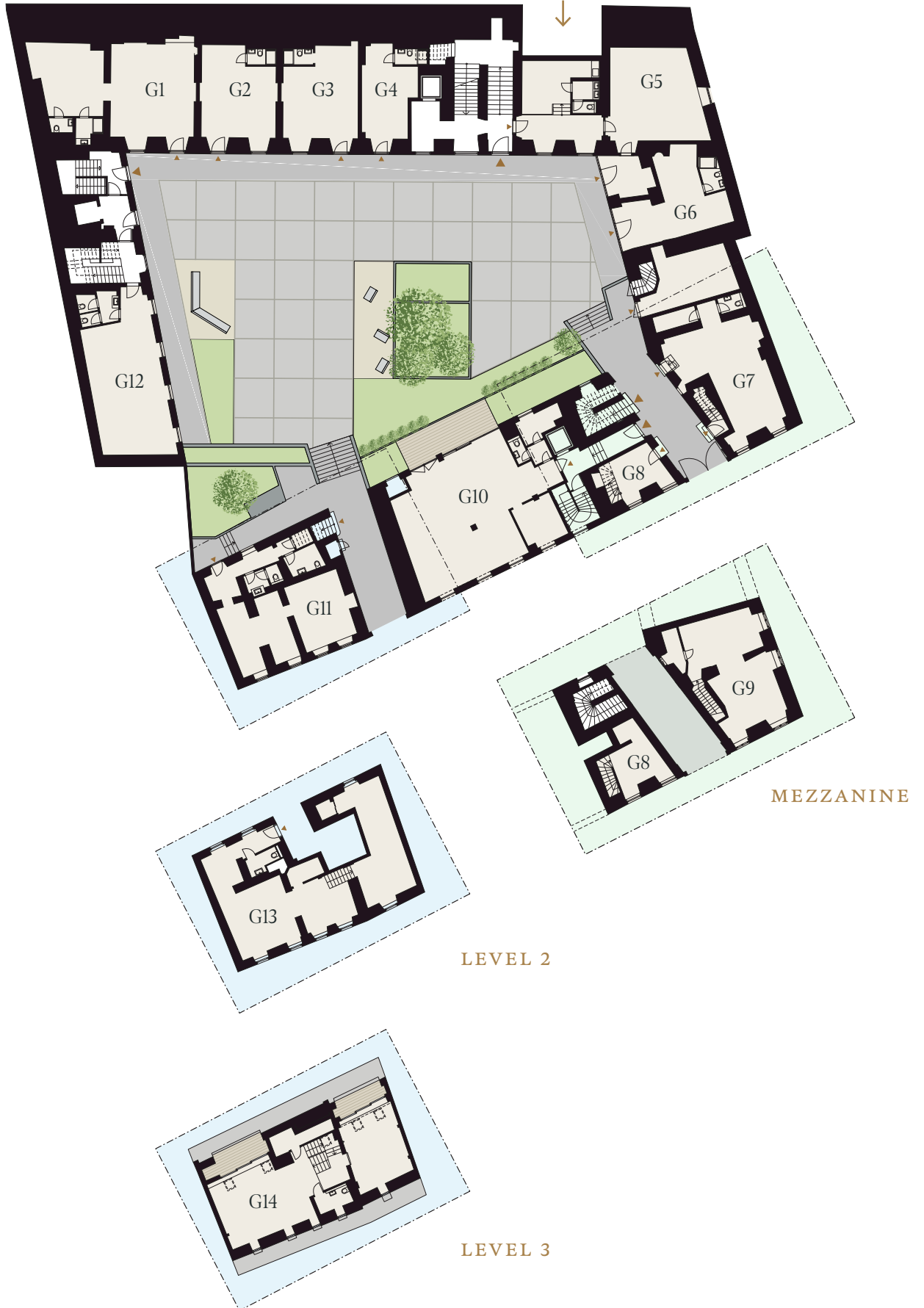
**EXCLUSIVE BRAND-NAME
BATHROOM FITTINGS**



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FLOOR PLAN - LEVEL 1

Entrance underground car park



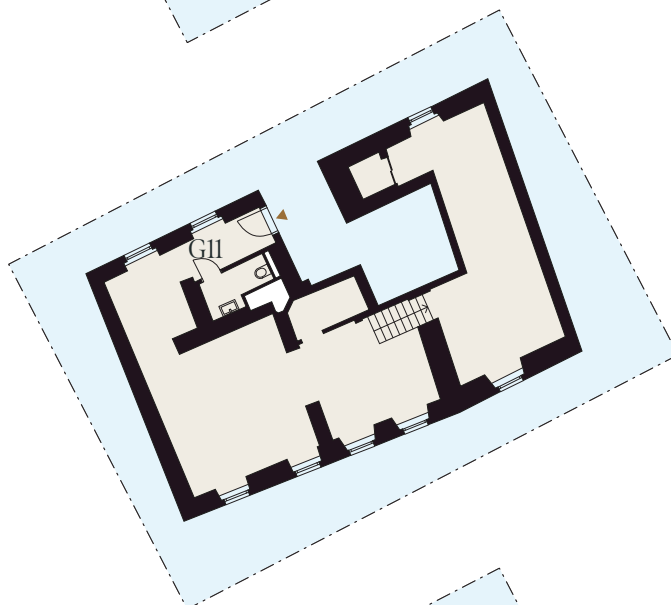


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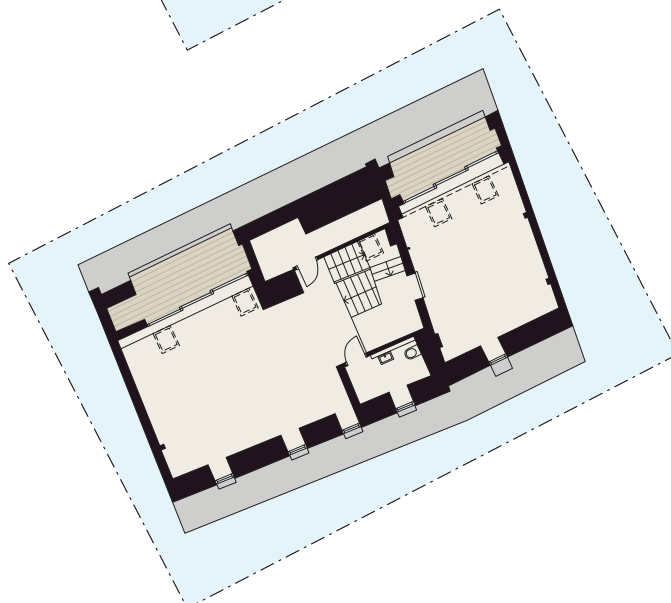
FLOOR PLAN - SECTION S4



LEVEL 1
G11



LEVEL 2
G13



LEVEL 3
G14

SECTION S4 OF THE BUILDING CAN ALSO BE PURCHASED AS A COMPLETE PACKAGE (SEPARATE LAND REGISTER ENTRY).

CONTACT

Your new commercial unit awaits you

Palais Esterházy combines the historic heritage of past centuries with all the comforts of today. To make this vision a reality, our entire team is focused daily, with passion and the highest standards in terms of quality, on making progress on the construction work.

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palais-esterhazy.com**

A PROJECT OF



Raiffeisen
Property Holding International

Raiffeisen Property Holding International GmbH
Lehargasse 11, 1060 Vienna



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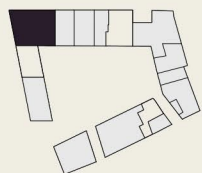
Commercial space G1

Floor space 82,21 m²

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



Level 1 (1.NP)



Building SO 02

A project by



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A4 | 1:100



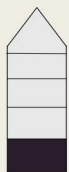
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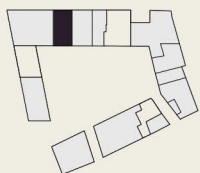
Commercial space G2

Floor space 39,84 m²

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

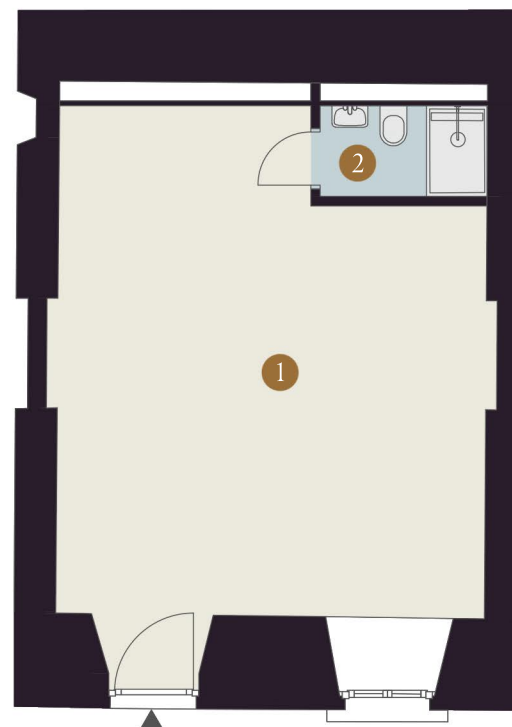


Level 1 (1.NP)



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A4 | 1:100



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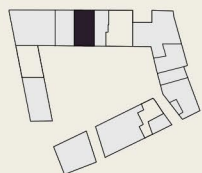
Commercial space G3

Floor space 40,31 m²

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

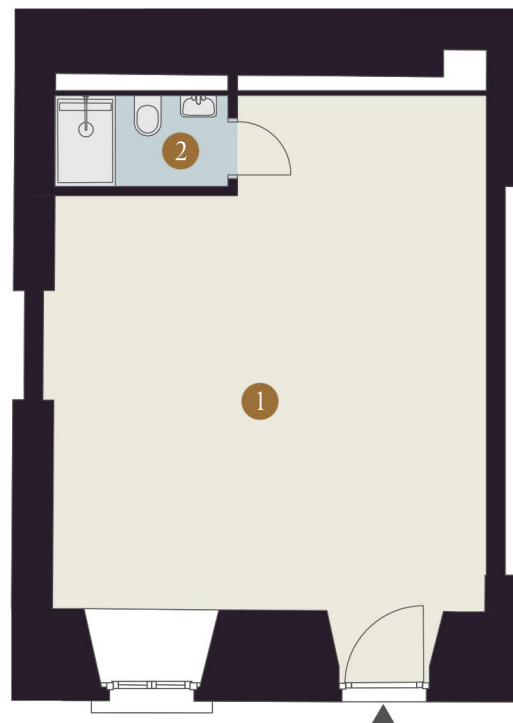


Level 1 (1.NP)



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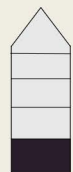
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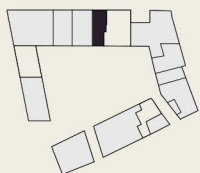
Commercial space G4

Floor space 29,35 m²

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

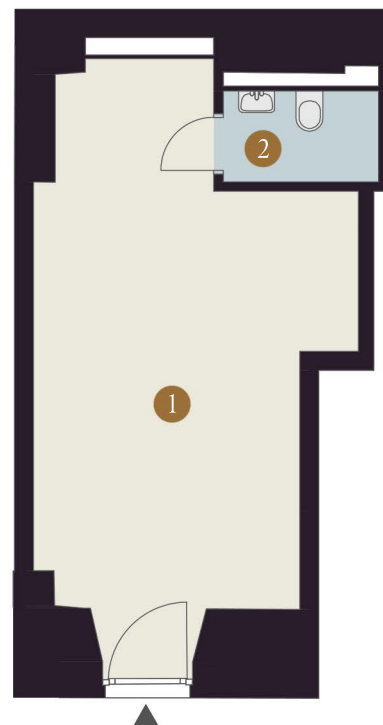


Level 1 (1.NP)



Building SO 02

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A4 | 1:100



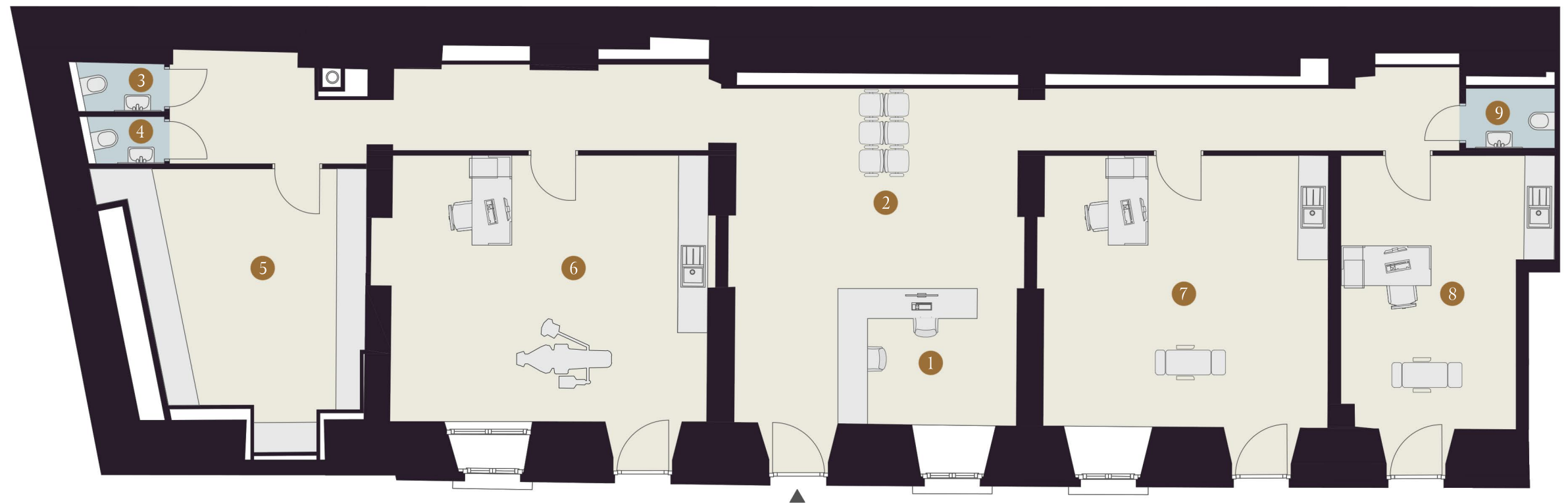
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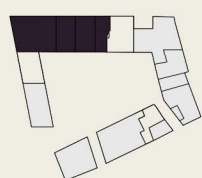
Commercial space GI-G4

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

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A3 | 1:100



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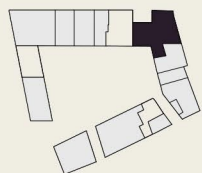
Commercial space G5

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

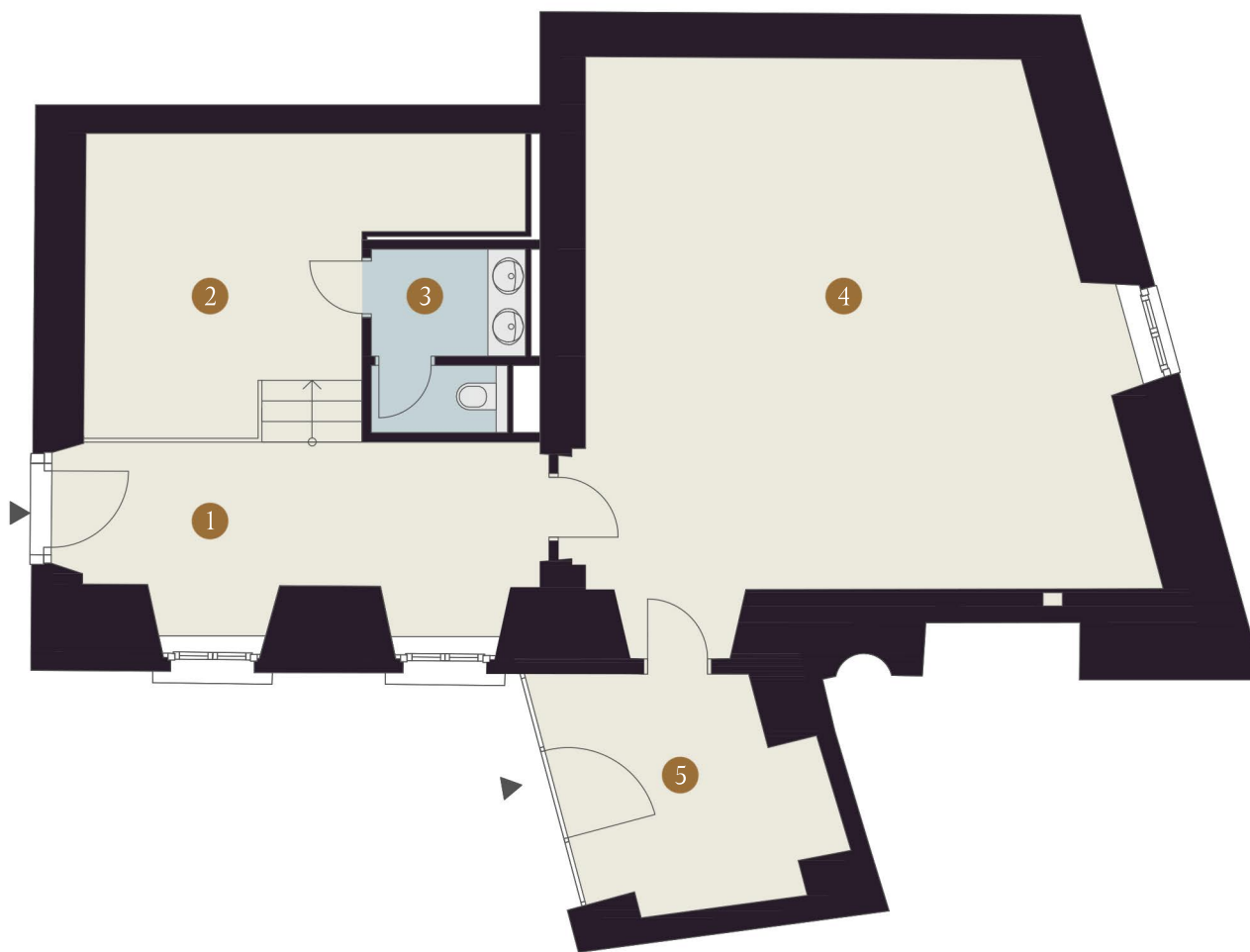


Level 1 (1.NP)



Building SO 02

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A4 | 1:100

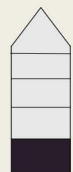


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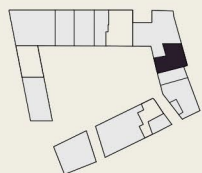
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Commercial space G6

Floor space	41,83 m ²
1 Non-residential space	37,98 m ²
2 Bathroom	3,85 m ²

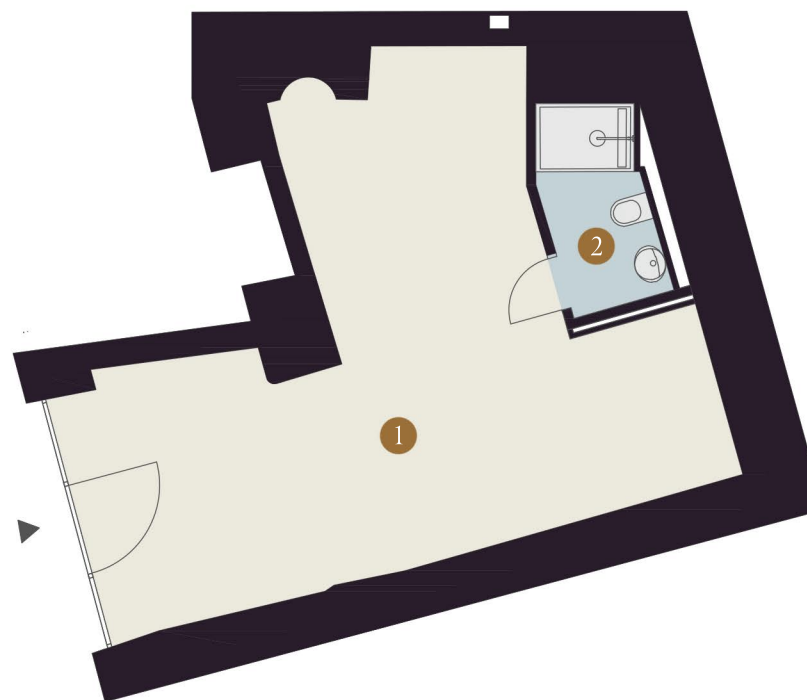


Level 1 (1.NP)



Building SO 02

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A4 | 1:100



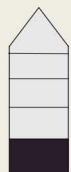
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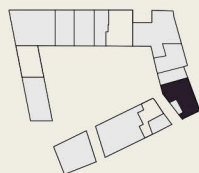
Commercial space G7

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

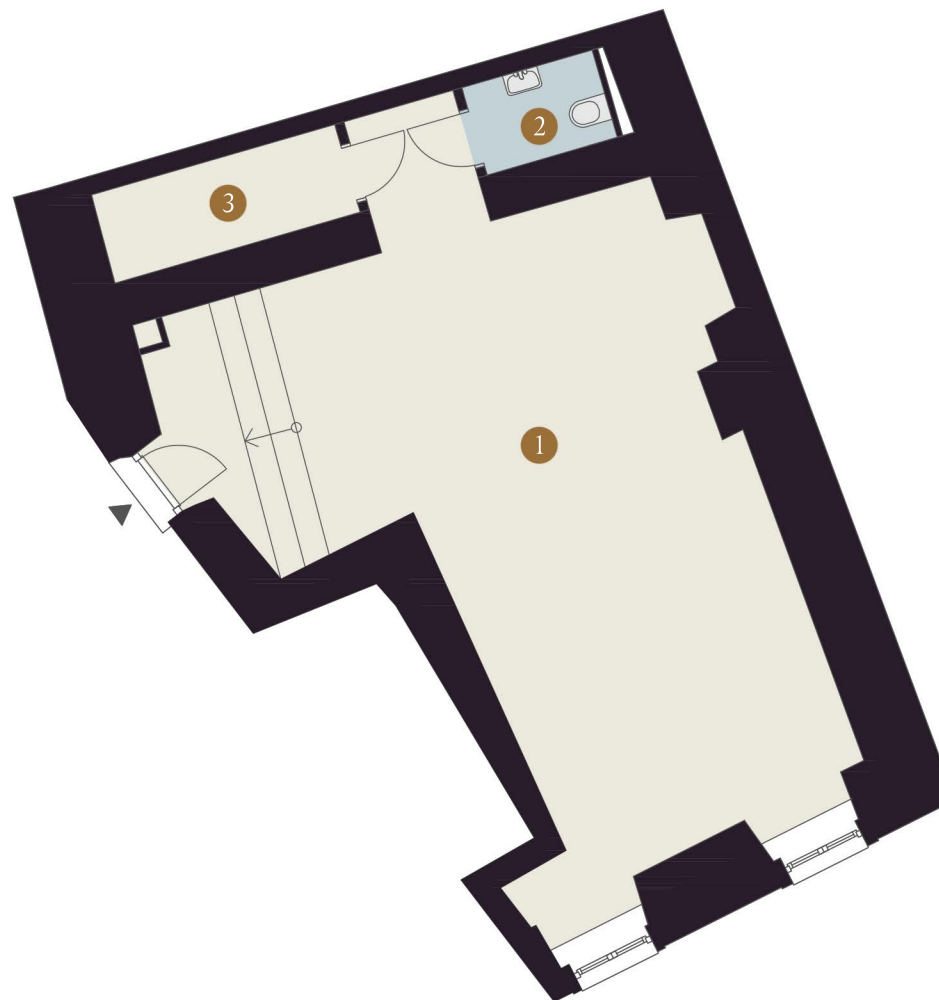


Level 1 (1.NP)



Building SO 02

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A4 | 1:100



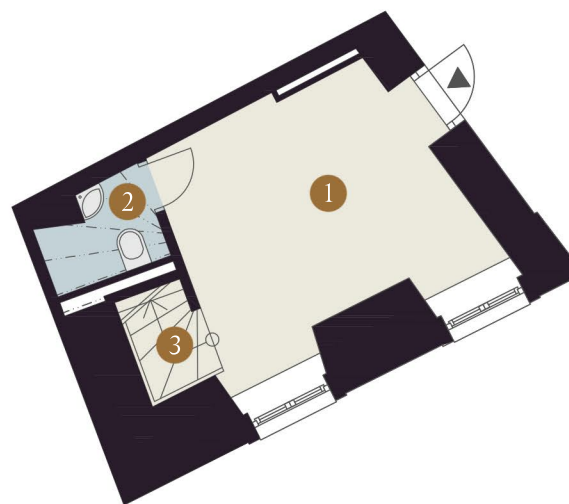
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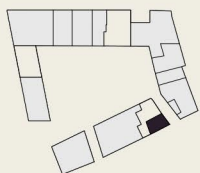
Commercial space G8

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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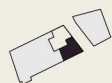
Commercial space G8

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

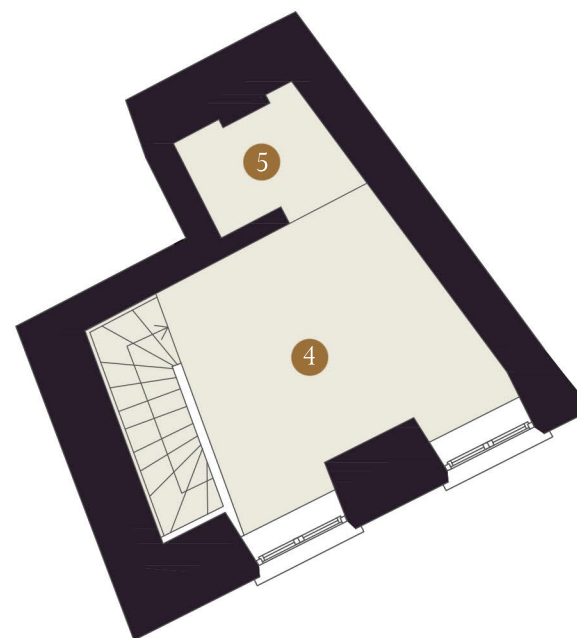


Mezzanine



Building SO 02

A project by



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A4 | 1:100



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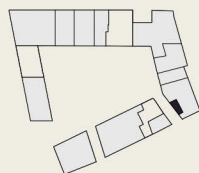
Commercial space G9

Floor space 54,08 m²

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

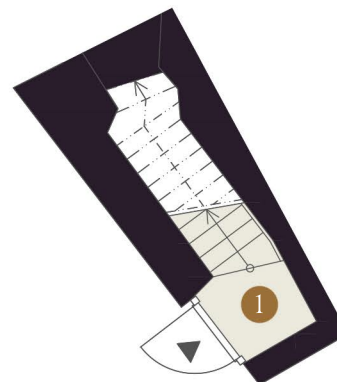


Level 1 (1.NP)



Building SO 02

A project by



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A4 | 1:100



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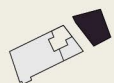
Commercial space G9

Floor space 54,08 m²

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

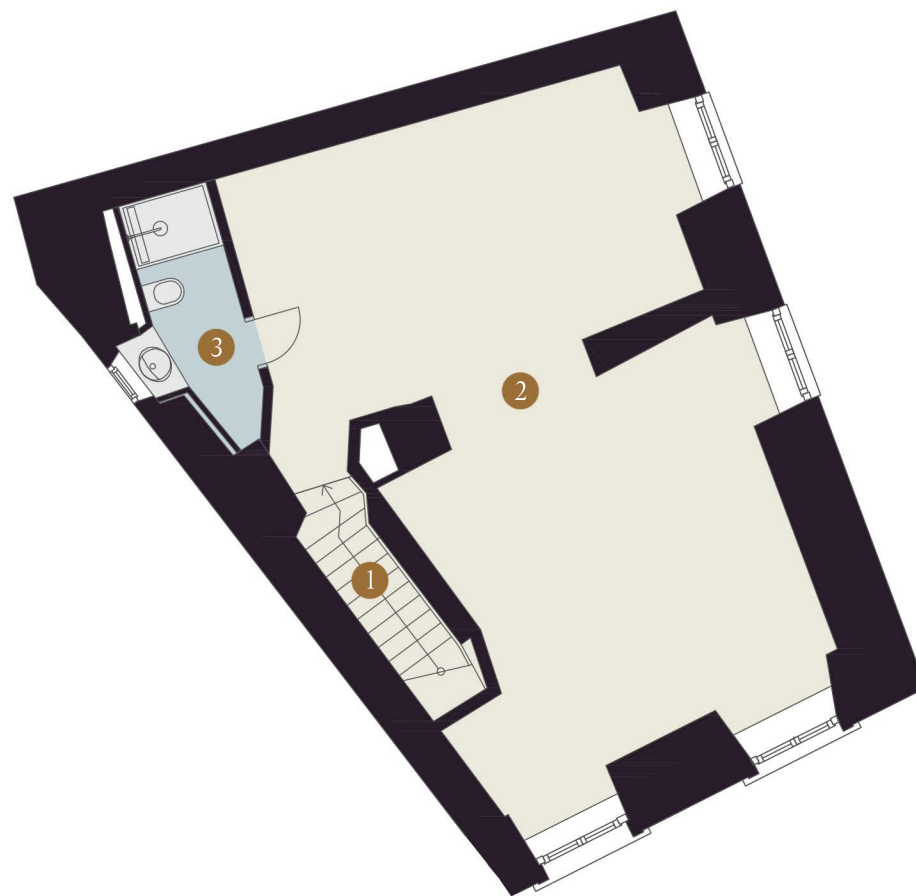


Mezzanine



Building SO 02

A project by



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A4 | 1:100



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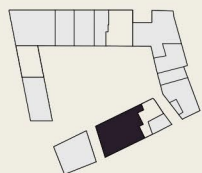
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Commercial space G10

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



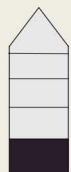
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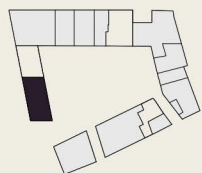
Commercial space G12

Floor space 70,50 m²

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

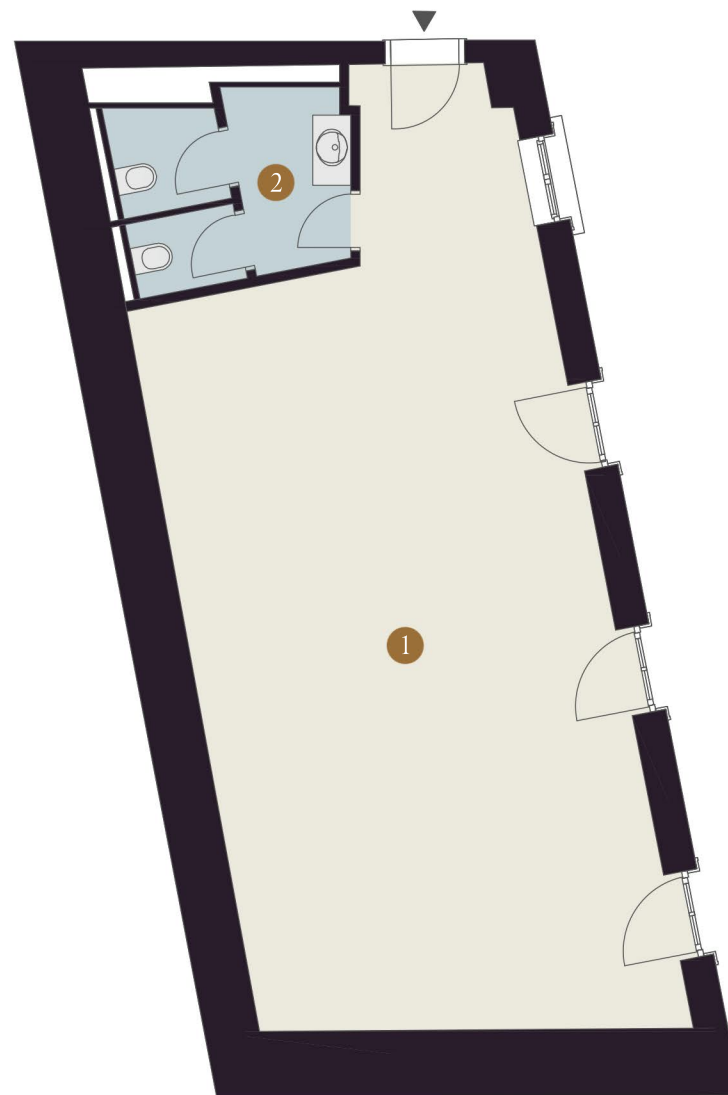


Level 1 (1.NP)



Building SO 05

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A4 | 1:100



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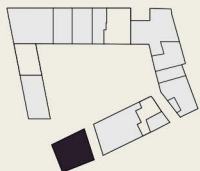
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Commercial space G11

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

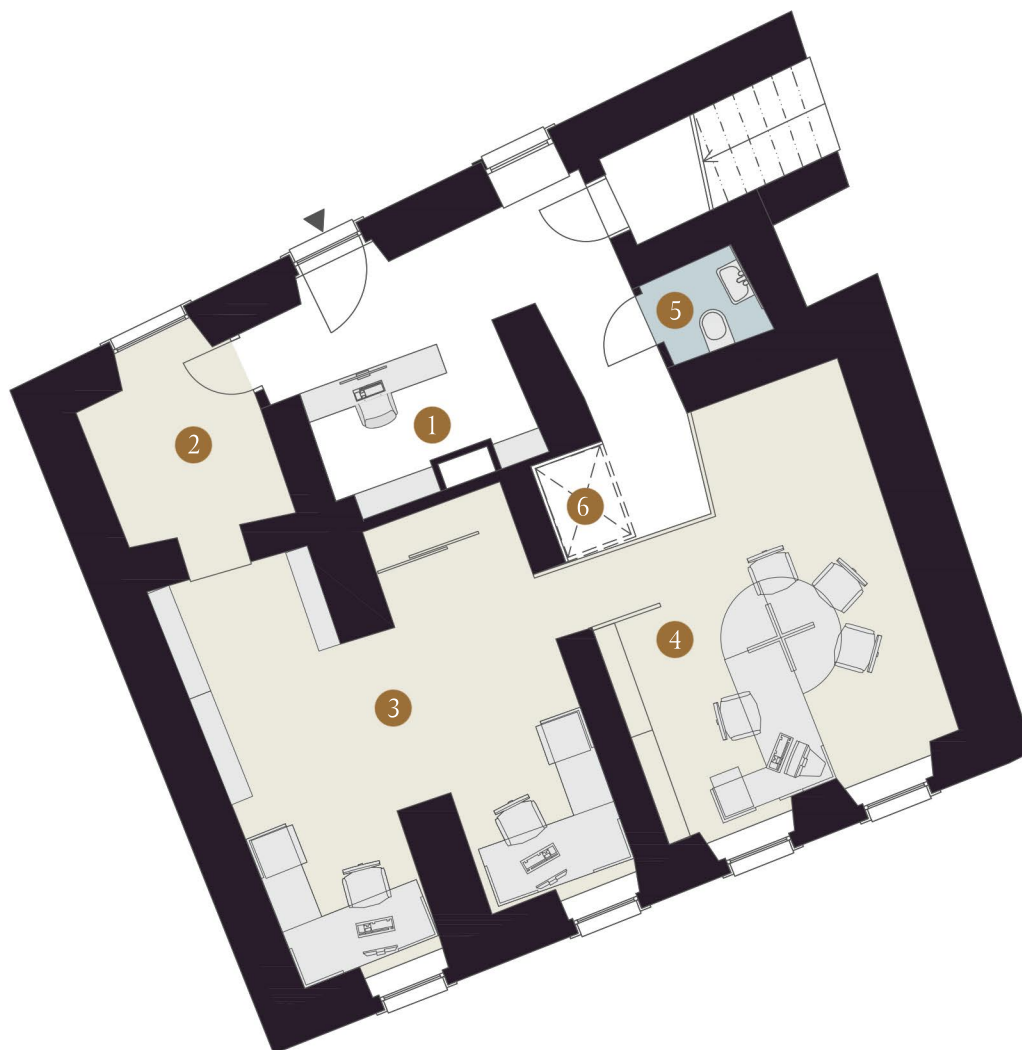


Level 1 (1.NP)



Building SO 04

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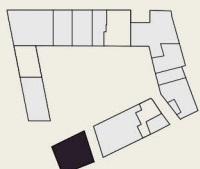
Commercial space G11

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

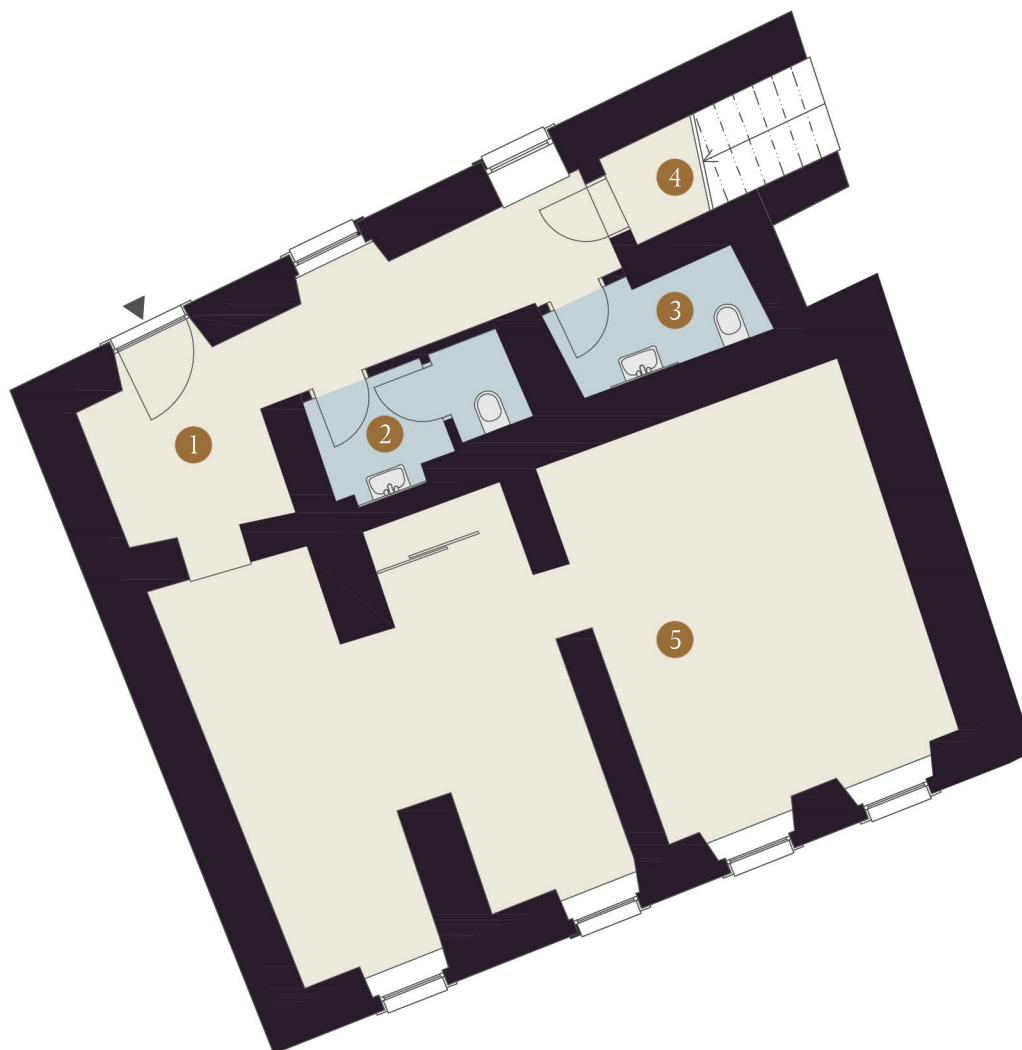


Level 1 (1.NP)



Building SO 04

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A4 | 1:100



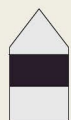
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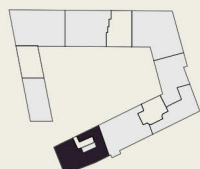
Commercial space G13

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





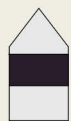
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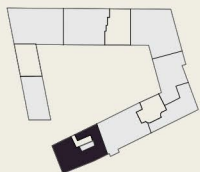
Commercial space G13

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



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A4 | 1:100



PALAIS ESTERHÁZY

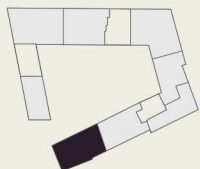
Kapitulská 6-8, Bratislava I
palais-esterhazy.com

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)



Building SO 04

A project by





PALAIS ESTERHÁZY

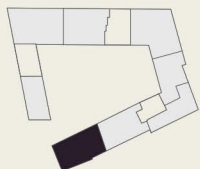
Kapitulská 6-8, Bratislava I
palais-esterhazy.com

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)



Building SO 04

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