

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	€ 416,607.00
G2	Level 1	39.48 m ²	€ 328,076.00
G3	Level 1	40.31 m ²	€ 331,947.00
G4	Level 1	29.35 m ²	€ 260,285.00
G5	Level 1	99.19 m ²	€ 502,655.00
G6	Level 1	41.83 m ²	€ 317,967.00
G7	Level 1	56.46 m ²	€ 321,881.00
G8	Level 1/Mezzanine	31.48 m ²	€ 178,556.00
G9	Mezzanine	54.08 m ²	€ 321,235.00
G10	Level 1	139.60 m ²	€ 877,718.00
G12	Level 1	70.50 m ²	€ 491,240.00

No.	Wing	Floors	Rooms	Space	Loggia	Purchase Price
S11a	S4	Level 1	1	39.31 m ²		€ 323,712
S11b	S4	Level 1	1	31.09 m ²		€ 275,715
S13a	S4	Level 2	1	42.00 m ²		€ 425,678
S13b	S4	Level 2	3	51.21 m ²		€ 519,024
S14a	S4	Level 3	2	40.91 m ²	8.00 m ²	€ 512,068
S14b	S4	Level 3	1	24.60 m ²	5.52 m ²	€ 346,624

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

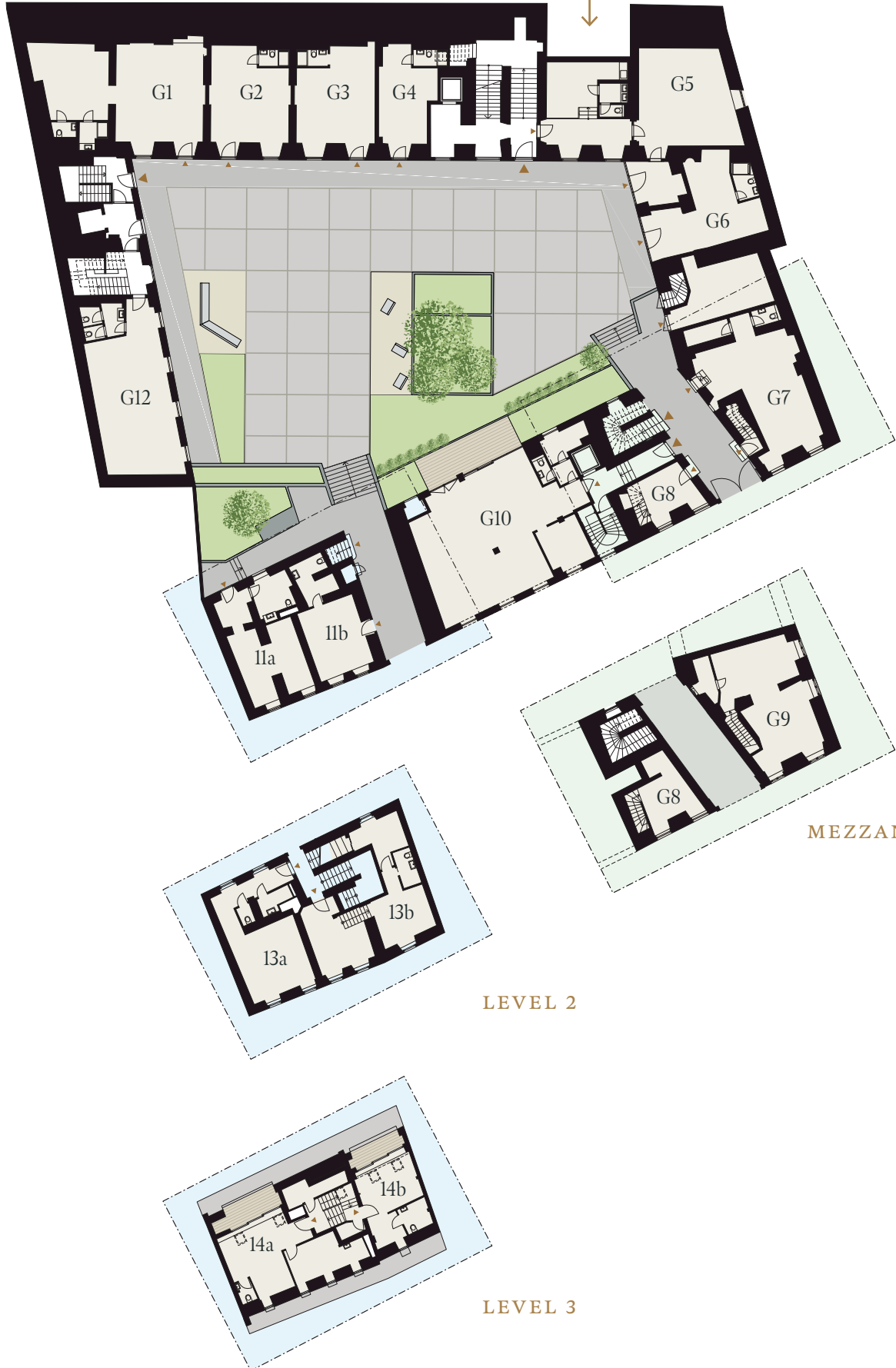
**EXCLUSIVE BRAND-NAME
BATHROOM FITTINGS**



PALAIS ESTERHÁZY

FLOOR PLAN - LEVEL 1

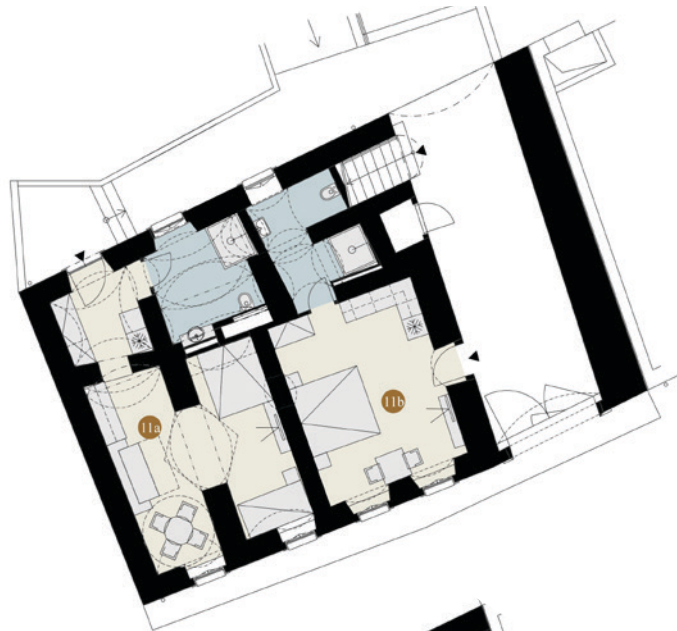
Entrance underground car park





PALAIS ESTERHÁZY

FLOOR PLAN - SECTION S4



Level 1
S11a & S11b



Level 2
S13a & S13b



Level 3
S14a & S14b



PALAIS ESTERHÁZY

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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A PROJECT OF



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