

ROGER

IMMOBILIEN - REALITY - REAL ESTATE

ADMINISTRATIVE BUILDING



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Štefánikova 8

Location



The building is located in the central city zone on Štefánikova Street, linking Hodža Square with the main railway station. The street also intersects with a drive way from the SNP Bridge which facilitates direct connection with the main transport and by-pass routes in the city, direct access to a highway and border-crossings to Austria and Hungary. The favourable location of this building is enhanced by the proximity of administrative centres (the office of the government, presidential palace, important ministries, and others) and also prominent banks, insurance companies and hotel facilities (Tatrabanka, Allianz insurance company, Four Seasons Hotel and the like).

Basic Equipment



The building boasts an above-standard equipment with modern and safe gas operated boiler room. In addition to conventional ventilation air circulation is ensured by a forced draft venting with a pre-heating facility. The internal temperature ambience in the building is ensured by air-conditioning with a central unit. All the offices have parquette flooring and marble and ceramics are inlaid alternately in the entrance area and on staircases according to the architect's design. Windows overlooking the street are equipped with a noise-suppression glazing and quality fittings. Working premises are equipped with an ample number of wall outlets suitable for any kind of office

equipment and also weak-current wall outlets hooked to interior wiring, facilitating voice and data

communication. The building has its own telephone exchange and a sufficient number of public telephone lines. There is a passenger lift with four lift landings. The building meets all the fire-safety, technical and security requirements common in Western Europe.



Description

The building located on a fenced lot is composed of two buildings, namely a renovated building of a former burgher house which is connected with a newly-built attachment to the new building, whereby the architecture of the latter harmonizes with the architecture of the original building and surrounding houses. Despite historicizing features in architecture it is a building with modern design, boasting all the appurtenances essential for the operation of a modern administrative building. Both the buildings run four floors high. Offices are spacious, with plenty of daylight. In addition, the buildings accommodate very nice and spacious rooms that are especially suitable for training courses, meetings and conferences. Amenities for the staff on each floor are a must.



Both the buildings have a total useful area of 1.305,40 m² without balconies. Each building accounts for about a half of the total useful area, whereby the buildings can be operated independently. The buildings are built on a plot of a total area of 1,040 m². Part of the plot not used for internal roads, sidewalks and greenery accommodates 16 parking lots.

Useful Area and Parking Space

ground floor



new building

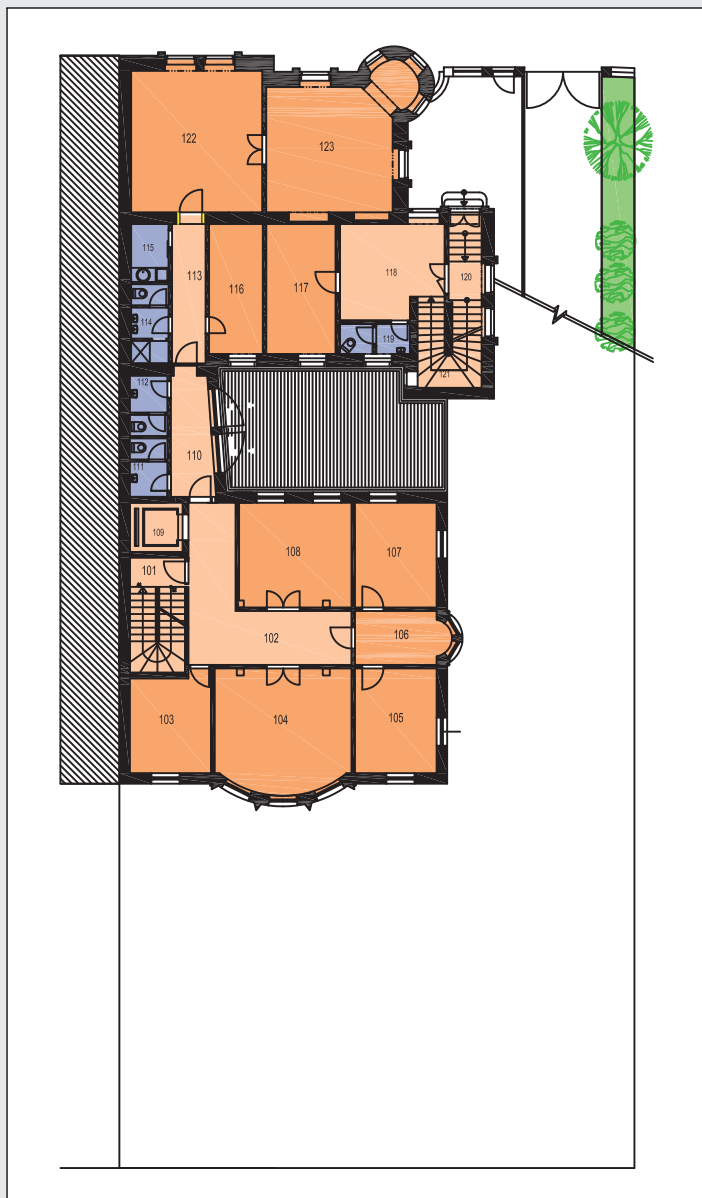
room no.	description	m2
001	entrance	6,5
002	porters room	6,8
003	entrance hall	38,9
004	office	13,9
005	office	40,3
006	office	24,6
007	elevator	4,7
008	WC	3,5
009	staircase	5,4
010	meeting room	48,3
011	kitchen	18,1
		211,0

renovated building

012	storage	17,7
013	corridor	17,9
014	WC	4,9
015	storage	9,3
016	storage	14,1
017	corridor	10,9
018	staircase	2,9
019	storage	2,8
020	archive	62,8
		143,3

total floor 354,3m²

1st. floor



new building

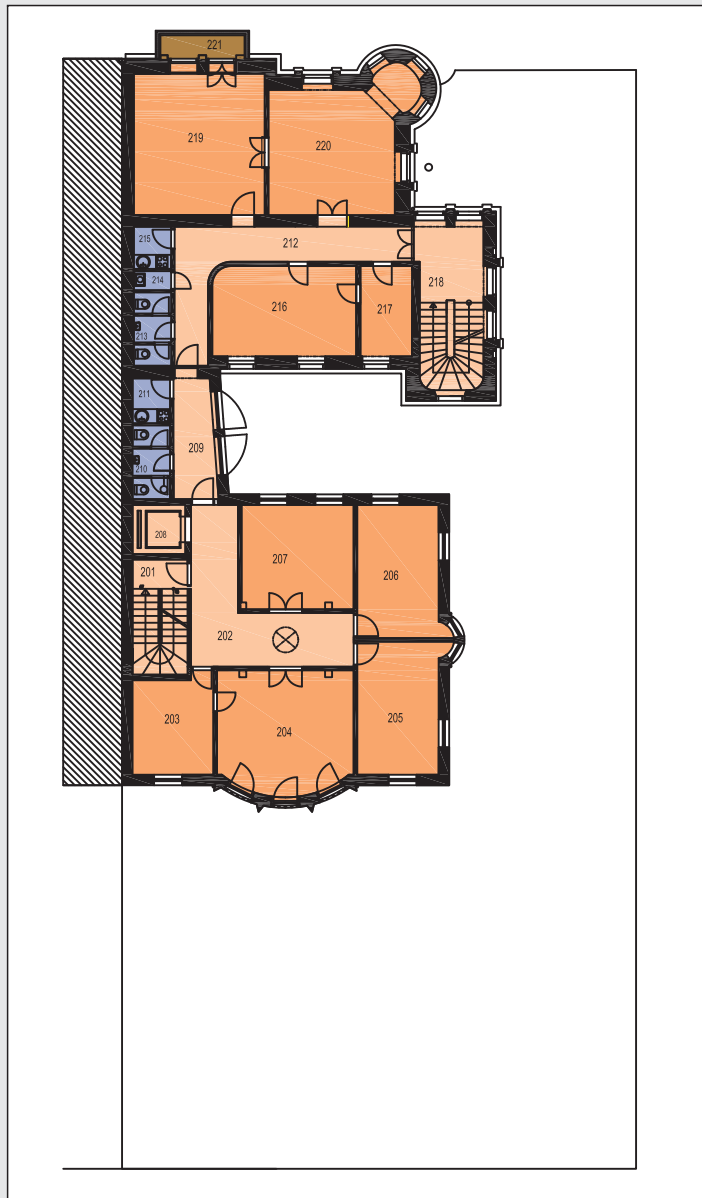
room no.	description	m2
101	staircase	11,5
102	corridor	25,3
103	office	14,4
104	office	30,2
105	office	15,6
106	office	9,0
107	office	15,6
108	office	21,4
109	elevator	4,7
110	corridor	10,0
111	WC	3,9
112	WC	4,1
		165,7

renovated building

113	corridor	8,8
114	WC and shower	5,2
115	kitchen	3,9
116	office	12,6
117	office	16,5
118	entrance hall	17,3
119	WC	3,7
120	entrance	5,5
121	staircase	9,7
122	office	35,0
123	office	34,4
		152,6

total floor 318,3m²

2nd. floor



new building

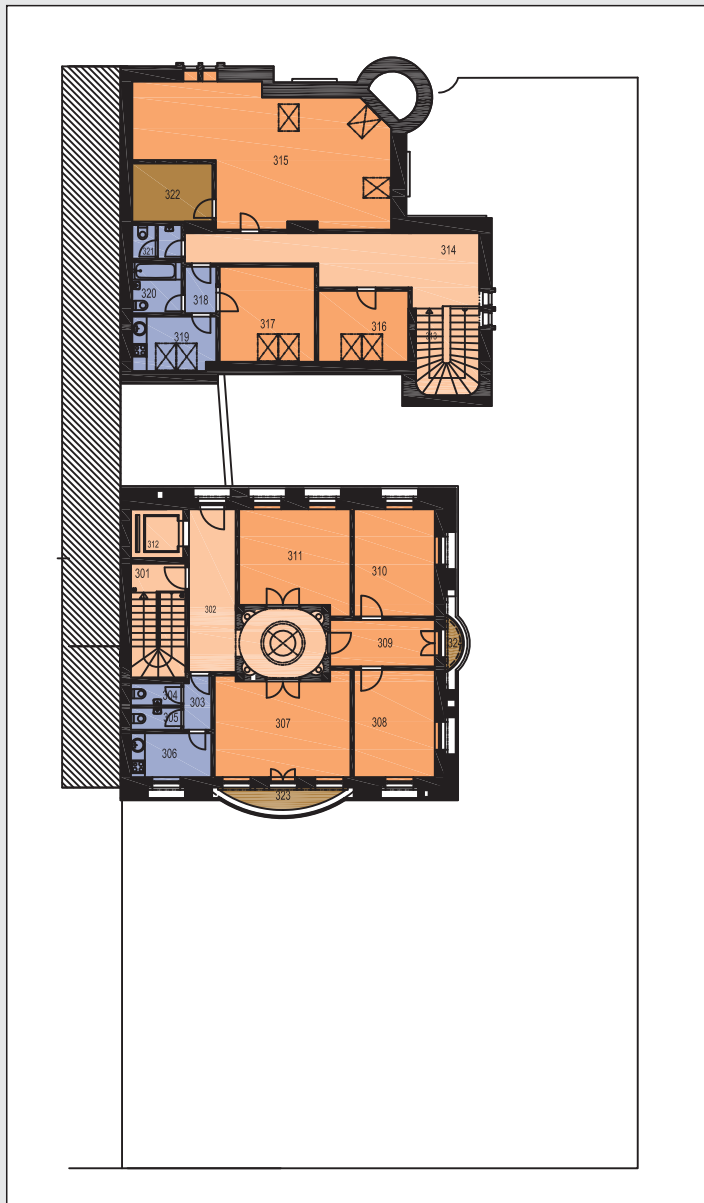
room no.	description	m2
201	staircase	11,5
202	corridor	25,3
203	office	14,4
204	office	30,2
205	office	20,2
206	office	20,2
207	office	21,4
208	elevator	4,7
209	corridor	10,0
210	WC	4,8
211	kitchen	3,0
		165,7

renovated building

212	corridor	27,9
213	WC	4,8
214	cleaning	1,2
215	kitchen	2,8
216	office	23,7
217	office	8,6
218	staircase	15,5
219	office	35,0
220	office	33,2
221	balcony	3,0
		155,7

total floor 321,4m²

3rd. floor



new building

room no.	description	m ²
301	staircase	11,5
302	corridor	24,7
303	hall	2,7
304	WC	2,0
305	WC	2,0
306	kitchen	6,8
307	office	25,4
308	office	16,5
309	office	9,6
310	office	16,5
311	office	20,6
312	elevator	27,9
323	balcony	3,7
324	balcony	1,3
		166,2

renovated building

313	staircase	10,0
314	corridor	26,4
315	office	55,9
316	office	11,9
317	office	16,8
318	hall	2,6
319	kitchen	8,3
320	bathroom	4,7
321	WC	3,0
322	boiler room	8,6
		153,2

total floor 319,4m²