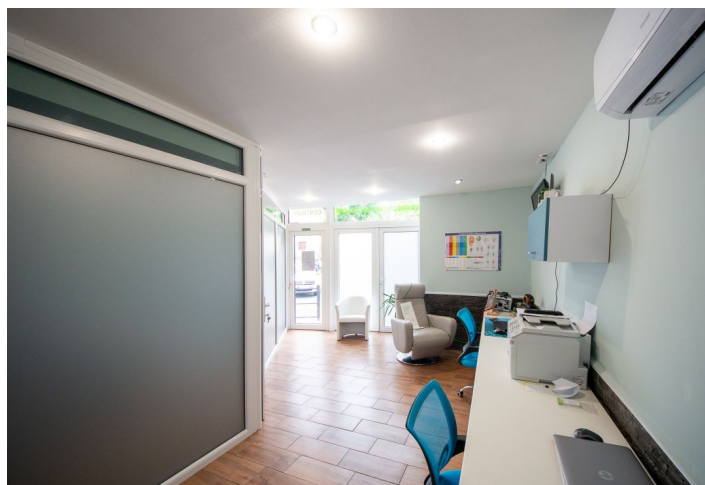




Retail space

344 m², Banská Štiavnica, Dolná

€ 399 990 | CZK 9 743 756





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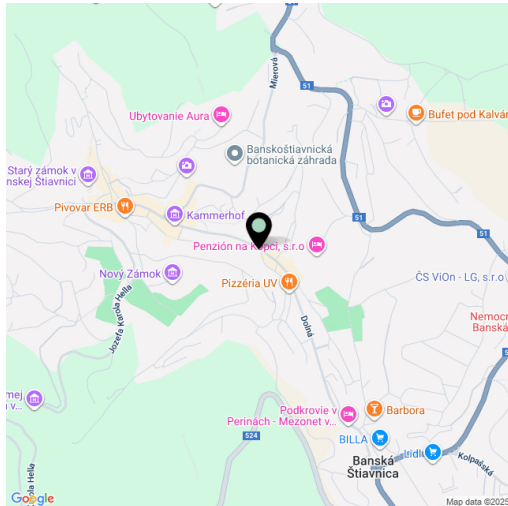
Total area	344 m ²
Parking	Yes
PENB	B
Reference number	105123

Exclusive offer to purchase business premises in a family house with a spacious attic apartment. This unique property is located in the heart of Banská Štiavnica, in a charming location surrounded by the rich history of this city and at the same time offering all the comforts of modern living.

There are two commercial premises on the first above-ground floor, both of which are currently **leased on a long-term basis**. The first space consists of 2 rooms, one of which is divided by a **glass partition** into a foyer and a bathroom. This area has a total floor area of **51.56 m²**. The second commercial space has a total area of **115 m²** and was officially approved as a pharmacy in 2006. This space is equipped with the necessary pharmaceutical standards.

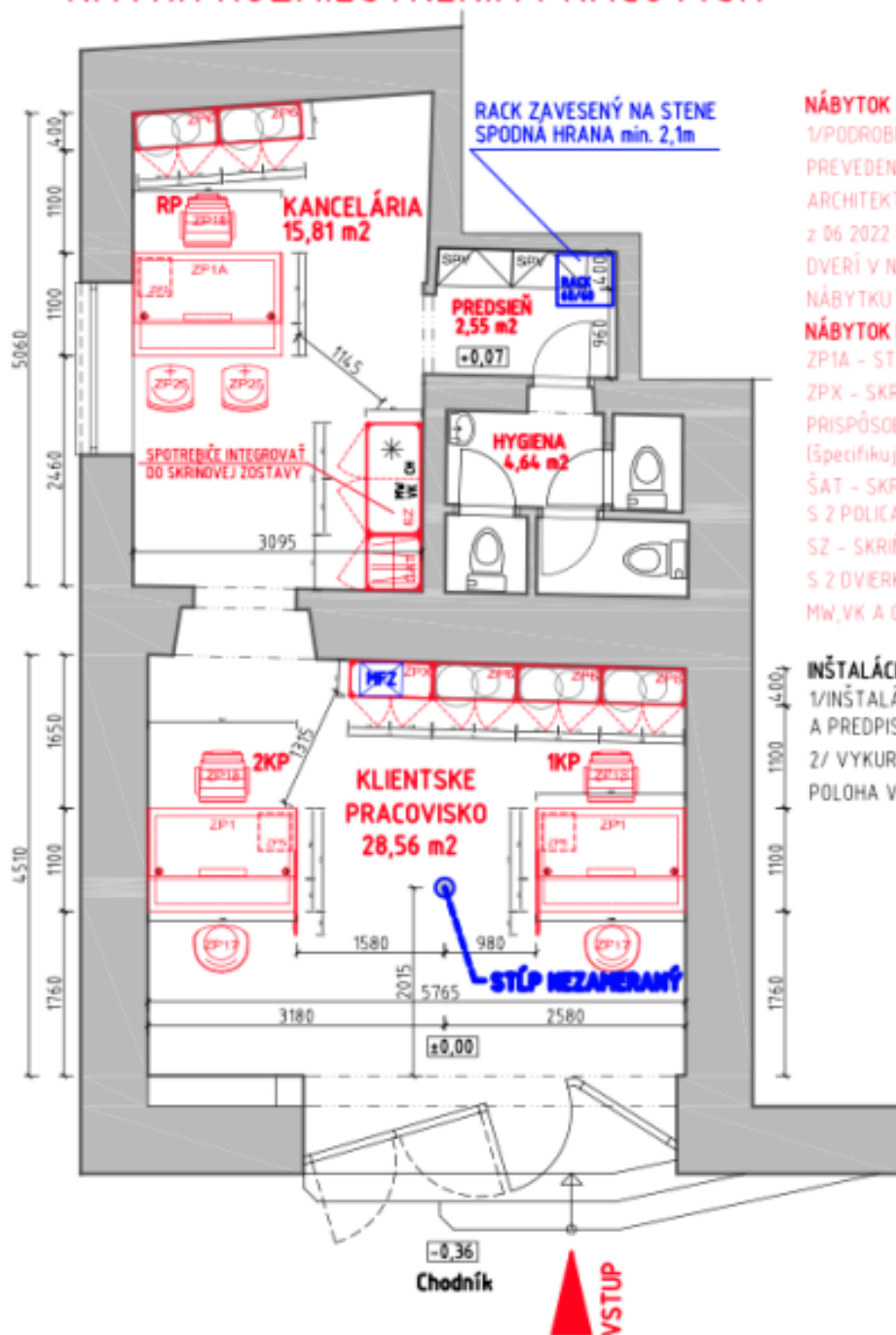
In addition to the commercial premises, there is a **spacious apartment** with an area of **170 m²** spread over two attic floors. This apartment can be lived in or used for short-term rentals. The property also includes a **courtyard**.

The building is located in the **picturesque center of Banská Štiavnica**, a well-known historical city registered on the **UNESCO** list, with a convenient location and easy access to a wide range of civic amenities and excellent transport accessibility.





NÁVRH ROZMIESTNENIA PRACOVÍSK



NÁBYTOK - DIZAJN BA NIVY:

1/PODROBNÁ ŠPECIFIKÁCIA A DETAILNÉ ROZMERY, PREVEDENIE, MATERIÁL A FAREBNOSŤ PODĽA ARCHITEKTONICKÉHO NÁVRHU PRE POBOČKU BA NIVY z 06 2022 (PRISPÔSOBNÉ DĹŽKE STIEN A POLOHE DVERÍ V NICH, KTORÉ JE POTREBNÉ PRED VÝROBOU NÁBYTKU ZAMERAŤ)

NÁBYTOK PRISPÔSOBNÝ, V SÚLADE S DIZAJNOM BA NIVY:

ZP1A - STÔL RIADITEĽA, AKO ZP1 BEZ BOČNEJ STIENKY
ZPX - SKRINKA POD MFZ AKO ZP6 BEZ KVETINÁČA
PRISPÔSOBNÁ VEĽKOSTI A HMOTNOSTI MFZ (špecifikuje IT)

ŠAT - SKRIŇA ŠATNÍKOVÁ 600/600/2000mm, S 2 POLICAMI A DVIERKAMI

SZ - SKRIŇOVÁ ZOSTAVA 1200/600/2000mm, S 2 DVIERKAMI S INTEGROVANÝMI SPOTREBIČMI MW, VK A CHLADNIČKOU

INŠTALÁCIE:

1/INŠTALÁCIE A KABELÁŽ RIEŠIŤ V SÚLADE S NORMAMI A PREDPISMI

2/ VYKUROVANIE TEPLVODNÉ - RADIÁTORMI, POLOHA VK NEZAMERANÁ

DELIACU SDK PRIEČKU V KANCELÁRII RP VYBÚRAŤ
UMÝVADLO/DREZ ZDEMONTOVAŤ A ZABLENDOVAŤ

Plocha pobočky = 51,56 m²



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