



## Commercial Building - Investment



### Agenten-Info

Name: Ladislav Dubik  
E-Mail: [ladislav.dubik@gmail.com](mailto:ladislav.dubik@gmail.com)  
Name der Firma: ELD TRADING, s.r.o.  
Land:  
Erfahrung seit: 1995  
Art der Dienstleistung: Immobilien verkaufen  
Spezialgebiete: Andere  
Art der Immobilie: Gewerbeimmobilien  
Telefon: +421 (903) 609-210  
Sprachen: Czech, English, Hungarian, Russian, Slovak  
Webseite:

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: EUR 3,990,000

#### Standort

Land: Slowakei (Slowakische Republik)  
Staat/Region/Provinz: Kosice  
Adresse: Lubina 1  
Veröffentlicht: 17.01.2025

#### Beschreibung:

Excellent business premises for sale at a reasonable price. There is a parking lot for about 12 trucks or 80 cars, which ensures efficient handling of any goods. The parking lot can be expanded by approximately 40 cars. In addition to management needs, the office spaces in the building can be converted into apartments or other multifunctional spaces. The basement of the building with security equipment is suitable as a safe or large servers requiring cooling. An upper superstructure of the structure is also possible. It is an excellent free standing space suitable for a company with any business perspective. A VOLVO car factory is being built nearby, so it would also be suitable as a possible dormitory for employees.

A wide staircase enables the installation of a large-capacity elevator. There is enough space to add another wing.

C) More details:



The build-up area is of 960 square meters. In the basement there is an authentic civic protection cover with capacity for 200 people and can be used in case of any extraordinary events, equipped with power grid, potable water supplies, air filtering device, the emergency exit and so on. E.g. the cover is gas tight, after closing there arise pressure, preventing from any penetration.

The basement is in perfect state with many functional possibilities, and above there are 5 floors yet. It is suitable for business, offices as well as storing and small manufacturing.

The construction is relatively young, built in 1985. The site has an overall acreage of 5090 square meters with the parking area. The access is possible for camions and long vehicles as well. The ground works of construction are created with self-supporting ferroconcrete skeleton.

An access to feeder-road is available to 2 km and to public transport to 250 m. A new Volvo car plant is being built nearby.

There is enough space for another extension of the building.

Notice: in fastly dealing, possible discount.

In any question, do not hesitate contact me

Neu:	Ja
Zustand:	Muss renoviert werden
Gebaut:	1984
Vermietet:	Ja

## **Allgemein**

Fertige m <sup>2</sup> :	3300 m <sup>2</sup>
Grundstücksgröße:	5090 m <sup>2</sup>
Stockwerk Nummer:	5

## **Gebäudedetails**

Parkplatz:	Ja
Gesamtzahl der Parkplätze:	80
Gebäude-Ausstattung:	Elevator
Anzahl Etagen:	6
Ausrichtung:	SW

## **Mietdetails**

Möbliert:	Nein
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

Telefon:	+421 (903) 609-210
IMLIX ID:	IX16.576

