



# BOSEN | Newly Built Hall with Office Space, Stupava



## Info v RK

County:	Bratislavský kraj		
District:	Malacky		
City/Town:	Stupava		
Street:	Cementárenská		
Category:	Objects		
Object type:	Commercial object		
Type:	Sale		
Usable area:			

## **DETAILED INFORMATIONS**

Status:	active	Building type:	metal
Ownership:	personal	Store room:	yes
Usable area:	492 m²	Year of building approval:	2024
Built-up area:	395 m²	Total area:	490 m²
Built-up area:	492 m²	Number of outdoor	12
Store area:	220 m²	parking spaces:	
Type:	new Building	Internet:	yes

### PROPERTY DESCRIPTION

Bosen Group offers for sale a newly built hall combined with office space and its own land plot on Cementárenská Street in Stupava.

### SPACE:

The floor area of the warehouse space is 220 m<sup>2</sup>, and the floor area of the office space with facilities is 272 m<sup>2</sup>. The total land area is 909 m<sup>2</sup>, with a built-up area of 395 m<sup>2</sup>.

The property offers a wide range of possible uses, such as warehouse with offices, retail space with offices, showroom, or various other purposes.

#### LAYOUT:

The property consists of a 220  $m^2$  warehouse and a 272  $m^2$  office space. The part of the hall where the office is located has two floors. The building includes two bathrooms (one with a shower), four

separate toilets, and a utility room.

### SPECIFICATIONS:

The exterior structure of the hall is made of a steel frame insulated with polystyrene, with sheet metal cladding and additional mineral wool insulation on the inside. Interior partitions are made of plasterboard. Each office room is equipped with air conditioning. The windows are plastic with triple glazing. The property was approved in 2024 and is secured with an alarm and a camera system.

#### PARKING:

The property comes with 12 parking spaces.

#### LOCATION:

Stupava is a quiet yet strategically advantageous location for business, with quick access to the D2 motorway. The area is easily accessible not only from Bratislava but also from nearby towns such as Malacky, Pezinok, Senec, and Trnava, ensuring convenient access for deliveries and employees. Thanks to its location, it represents an ideal solution for companies seeking an efficient base in this region.

PRICE: On request at the agency

Real Estate Agent:

Petr Mík, +421 911 150 233, mik@bosen.sk

BOSEN GROUP is a member of the Real Estate Union of the Slovak Republic and adheres to its Real Estate Code of Ethics. The listed price is final and includes the agency's commission, legal services provided by a law firm, payment of the basic cadastral fee, consultancy related to the property transfer, and a free mortgage financing offer.









## BROKER

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