

# SUBLEASE OF OFFICE PREMISES

APOLLO NIVY

DECEMBER 2023



# 01

## ABOUT PROJECT



Entrance gate to the new business district of Nové Nivy. It is here that everything essential will be happening.



Cycle to work and head right for the Bike Hub, where you can have coffee with your cycling colleagues, or lunch in the shade of the green atrium's colonnade.



Everything you need is at hand, and at the same time you have plenty of space to work and grow.



From the very first idea to the last roof screw, the entire APOLLO complex is planned as a place that promotes work productivity.



The green atrium protected from the outside hustle and bustle from all sides is a place for a nourishing break, an informal work brunch, or even a genuine street food experience.





# 02

## LOCATION

THE MOST POPULAR LOCATION OF CITY BUSINESS DISTRICT (CBD)

**40 min**

Airport Wien

**15 min**

Airport Bratislava

**9 min**

Central Train Station

**3 min**

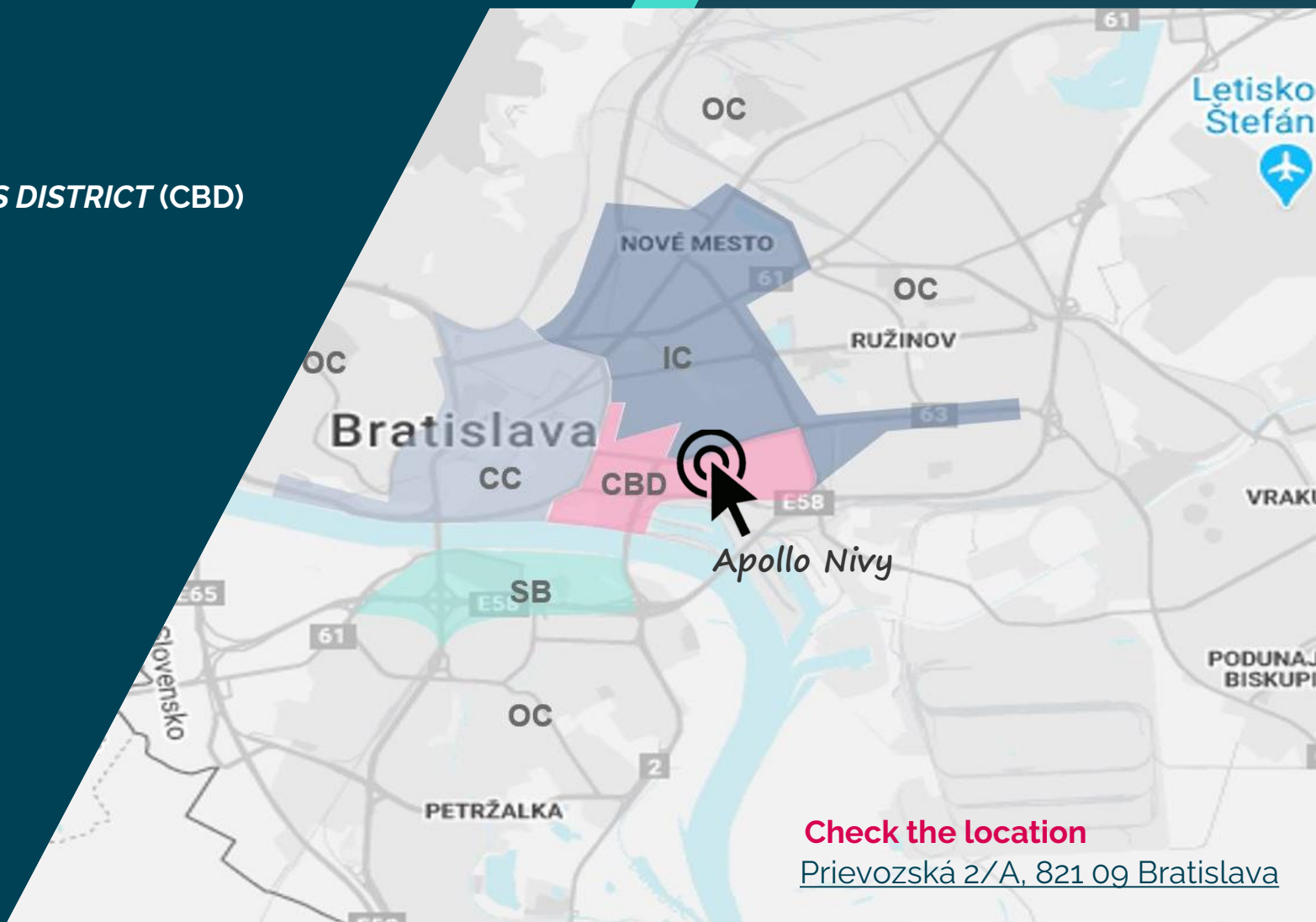
Highway D1 (Kosice) and D2 (Brno, CZ)

**17 min of walk to**

The historic city centre

**5 min of walk to**

Nivy Station



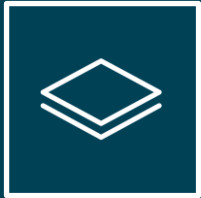
**Check the location**

[Prievozská 2/A, 821 09 Bratislava](#)

# 03

## TECHNICAL SPECIFICATION

Apollo Nivy aspires for:



**RAISED FLOOR**  
13 cm



**FLOORING**  
Carpet tiles/ Vinyl



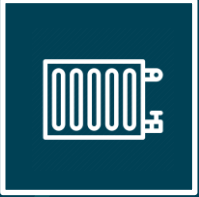
**SHADING**  
External window blinds



**CEILING**  
Suspended & Open Ceiling



**COOLING**  
Fancoils



**HEATING**  
Radiators



**SPRINKLERS**  
Yes



**FIRE DETECTORS**  
Yes

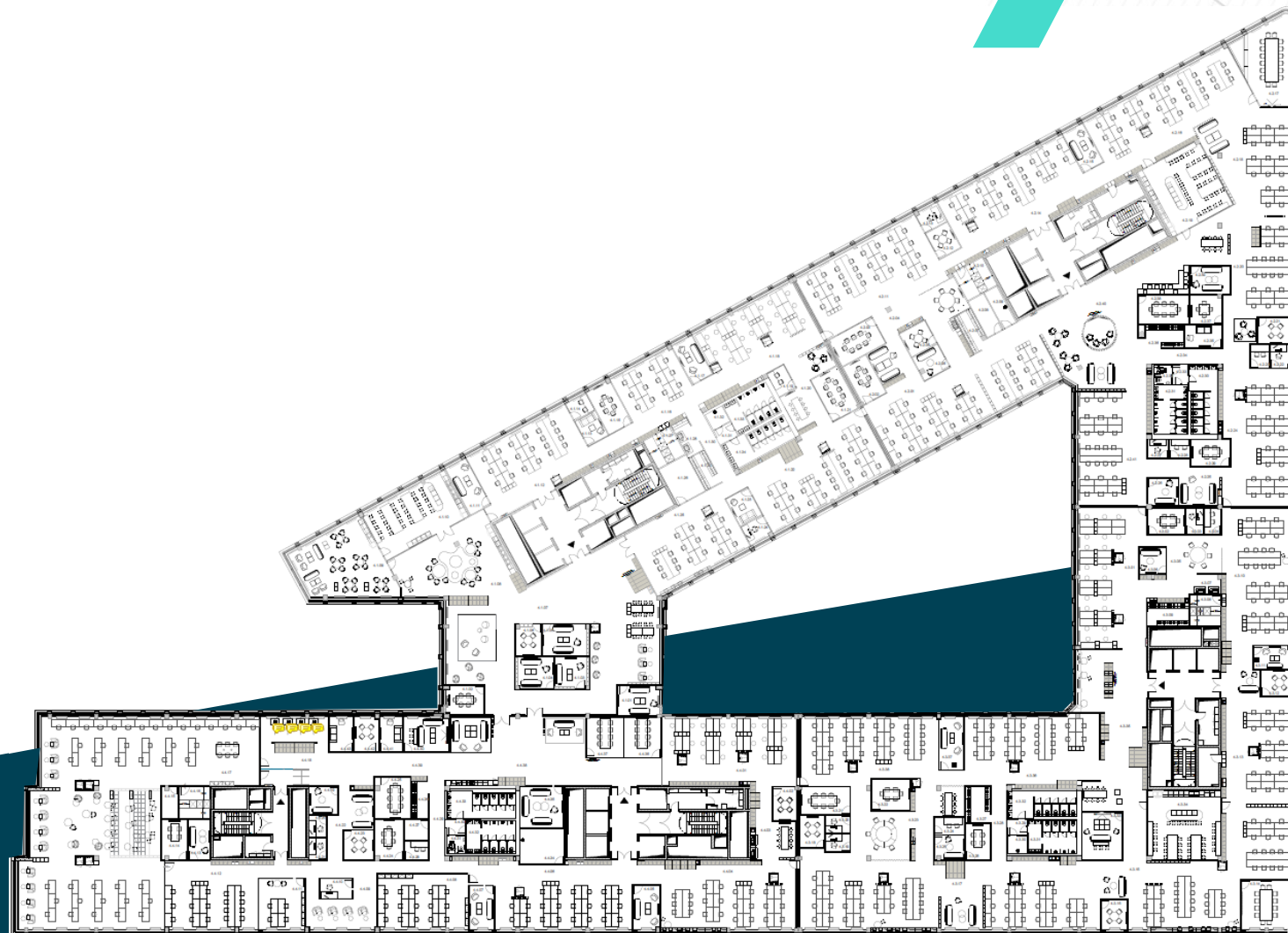
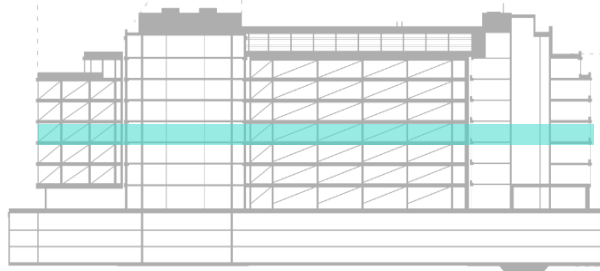


**WINDOWS**  
Openable

# 04

## LAYOUT

4<sup>th</sup> floor



# 05

## LAYOUT

4<sup>th</sup> floor POSSIBLE DIVISION

Leasable Area 01: ca 1.550 sq m

Leasable Area 02: ca 2.050 sq m

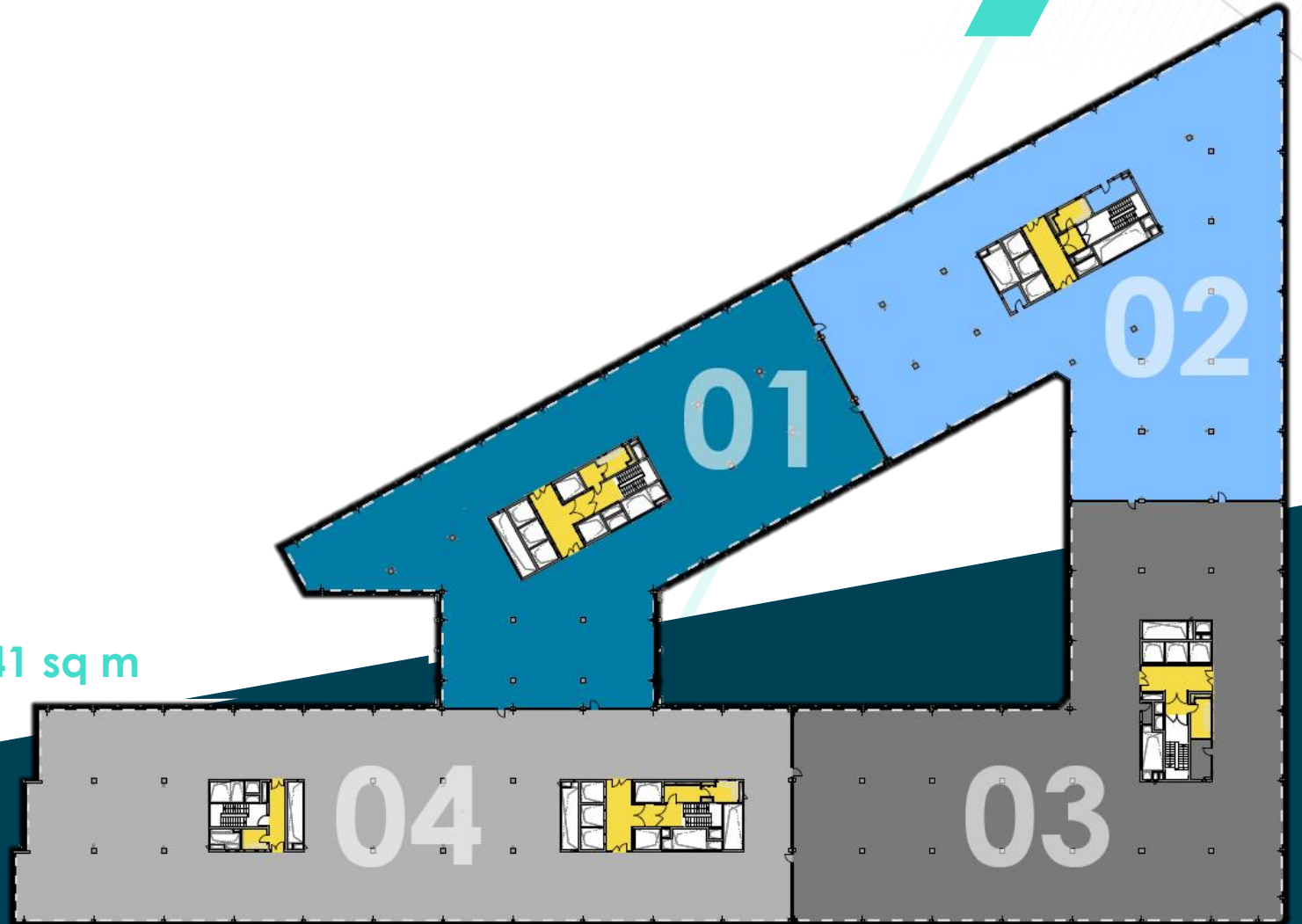
Leasable Area 03: ca 2.040 sq m

Leasable Area 04: ca 2.100 sq m

**TOTAL Leasable Office Area : 7.747,41 sq m**

Add on: 467,21sq m

TOTAL Office NET Area : 7.280,20 sq m



# 06

## SUBLEASE CONDITIONS

### OFFICE AREA

Entire 4<sup>th</sup> floor

NET Office Area: 7,280.20 sqm

Leasable Office Area: 7,747.41 sq m

Possible division into smaller units

Lease length: from 60 months +

**Available: NOW**

For the most part, the premises are finished, the complete completion of which will depend on the client's requirements.

See the *Photo Documentation* attached.



### OFFICE RENT from

14.30 EUR /sq m /month + VAT



### STORAGE RENT from

6.90 EUR/sq m /month + VAT



### PARKING RENT from

120 EUR/ lot /month + VAT

### STORAGE

Available

Various Options

### PARKING RATIO

**1:50**

# CONTACT DETAILS

Cushman & Wakefield



**Radovan Mihálek**  
Head of Office Agency  
Associate

**M** +421 911 758 118

**E** [radovan.mihalek@cushwake.com](mailto:radovan.mihalek@cushwake.com)

Postal Address:

Eurovea – Central 3  
Pribinova 10  
811 09 Bratislava  
Slovak Republik



**Ján Lošonský**  
Office Agency, Slovakia

**M** +421 910 162 011

**E** [jan.losonsky@cushwake.com](mailto:jan.losonsky@cushwake.com)

Postal Address:

Eurovea – Central 3  
Pribinova 10  
811 09 Bratislava  
Slovak Republik



[CUSHWAKEOFFICES.SK](https://www.cushwakeoffices.sk)

Find your next office.





# APOLLO NIVY

*Photos*





Atrium  
Apollo Nivy





*Main Reception*  
Apollo Nivy





Ground floor  
Apollo Nivy





Lift Lobby  
Apollo Nivy



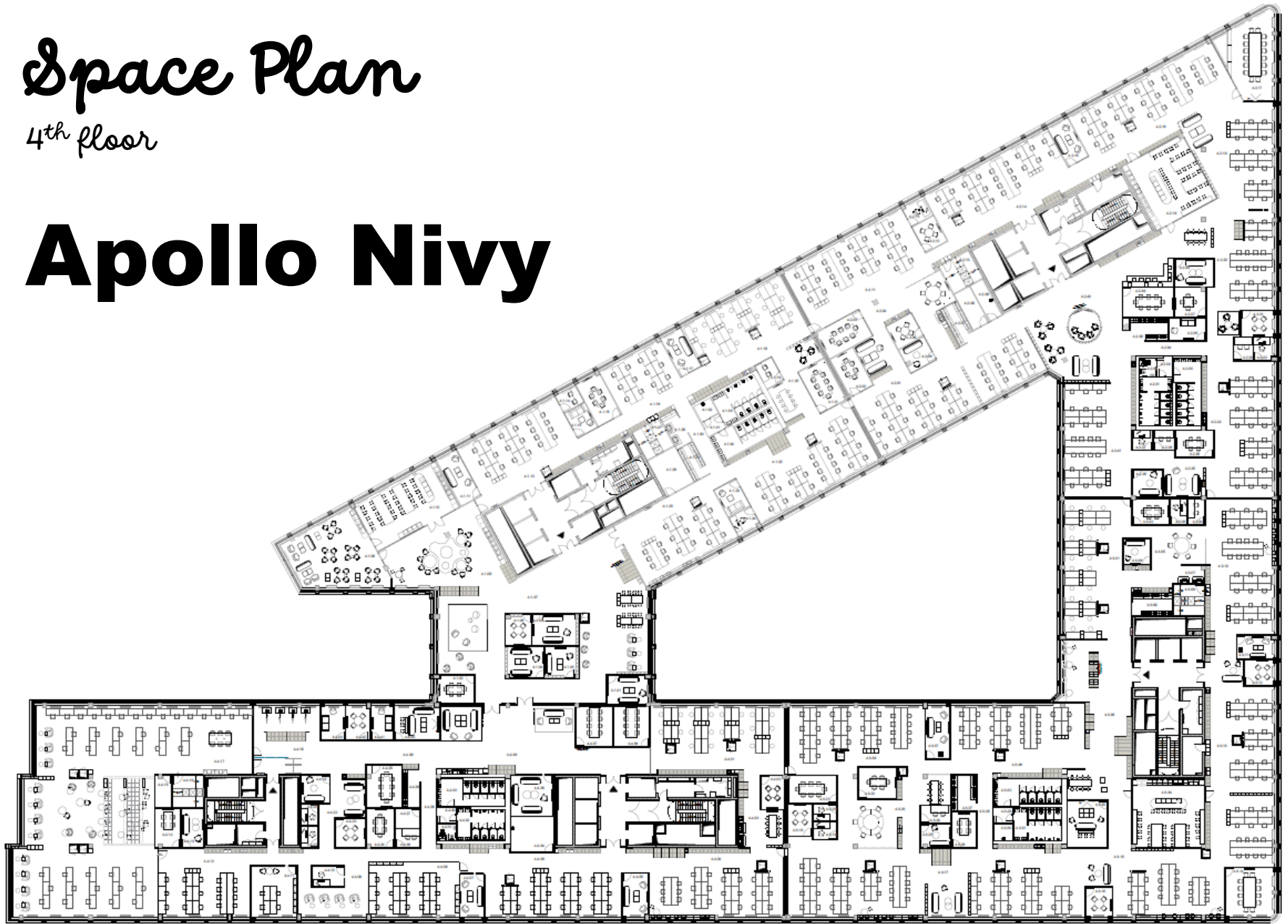


View  
Apollo Nivy

# Space Plan

4<sup>th</sup> floor

## Apollo Nivy







4<sup>th</sup> floor

Current Status

Apollo Nivy





4<sup>th</sup> floor

Current Status

Apollo Nivy



4<sup>th</sup> floor

Current Status

Apollo Nivy





4<sup>th</sup> floor  
Current Status  
Apollo Nivy



4<sup>th</sup> floor  
**Current Status**  
Apollo Nivy





4<sup>th</sup> floor  
**Current Status**  
Apollo Nivy



4<sup>th</sup> floor

Current Status

Apollo Nivy





4<sup>th</sup> floor

Current Status

Apollo Nivy

**IBM** sublease



4<sup>th</sup> floor

Current Status

Apollo Nivy







4<sup>th</sup> floor  
**Current Status**  
Apollo Nivy



4<sup>th</sup> floor

Current Status

Apollo Nivy





4<sup>th</sup> floor  
**Current Status**  
Apollo Nivy



4<sup>th</sup> floor

Current Status

Apollo Nivy





4<sup>th</sup> floor  
**Current Status**  
Apollo Nivy



4<sup>th</sup> floor

Current Status

Apollo Nivy





Current Status

4<sup>th</sup> floor

Apollo Nivy



4<sup>th</sup> floor  
**Current Status**  
Apollo Nivy