

||| GANZ  
HOUSE  
OFFICES



**Eurovea  
City**

**River  
Park**

**Westend**

**Nové  
Lido**

**Downtown  
Yards**

# WE SHAPE SPACE

JTRE

More than  
**25** years'  
experience

**€ 2.3** billion assets under  
management

**€ 9.6** billion  
GDV in the  
pipeline



Present in  
**6** countries



Branches in  
Bratislava  
Berlin  
London



**300+**  
professionals



JTRE

DĀVĀME PRIESTOR

JTRE



**YOUR  
IDEAL  
PLACE  
FOR  
BUSINESS**

# HOW CAN WE SUPPORT YOU?

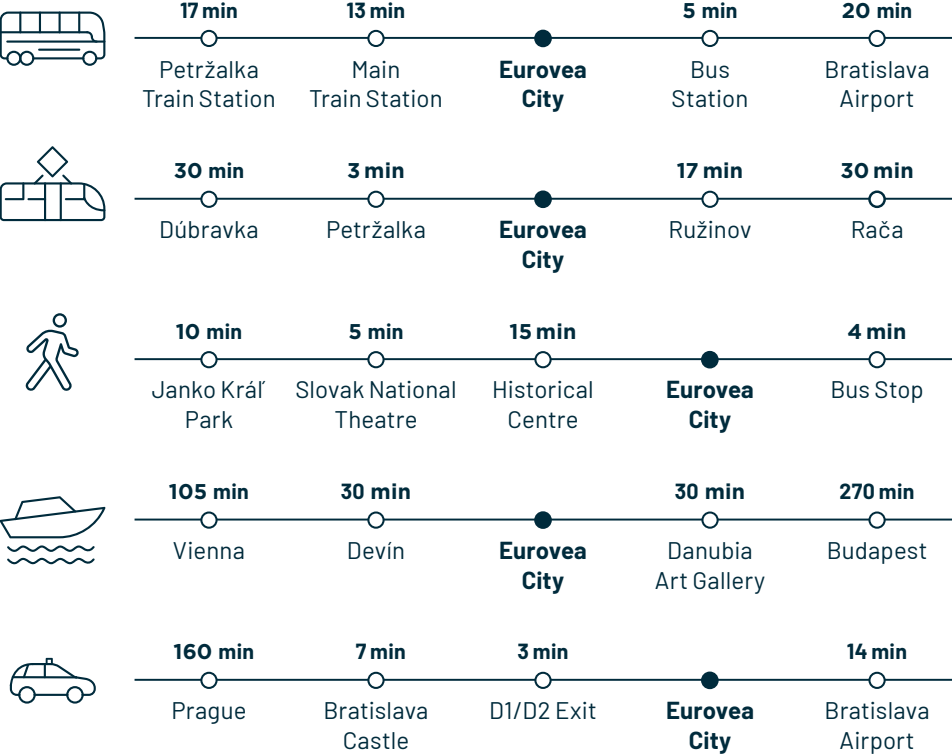
We are ready to provide  
a bespoke HQ solution  
in the heart of EUROVEA CITY.



**LOCATION**

# Ganz House

A unique opportunity and wonderful location with superb sustainability standards and boutique design. The concept aims to create a distinctive workplace: efficient, popular, inspiring, and with added value. Premium fittings, positive stimuli, balanced layouts, gastronomy, relaxation options, and proximity to financial institutions all add to the professional impression.





**D2**

Prague 326 km  
Brno 126 km

  
CYCLE PATH  
TO BIELY KRÍŽ

  
ŽELEZNÁ STUDNIČKA  
PARK

  
KRAMÁRE  
HOSPITAL

KOLIBA    KAMZÍK

NOVÉ MESTO

  
KUCHAJDA  
LAKE

  
BRATISLAVA  
AIRPORT

  
HORSKÝ  
PARK

  
MAIN TRAIN  
STATION

2 km

  
ICE HOCKEY  
STADIUM

  
ŠTRKOVECKÉ  
LAKE

RUŽINOV

  
RUŽINOV  
HOSPITAL

KARLOVA VES

4 km

SLAVÍN

**BRATISLAVA**

1 km

  
BRATISLAVA  
CASTLE

OLD  
TOWN

  
HISTORICAL  
CENTRE

500 m

  
BUS STATION

  
BOAT TOWARDS  
AUSTRIA

  
CYCLE PATH  
TOWARDS  
HAINBURG

SNP BRIDGE

OLD BRIDGE

APOLLO BRIDGE

**D1**

  
JANKO KRÁL  
PARK

  
PETRŽALKA  
TRAIN STATION

PETRŽALKA

  
BOAT TOWARDS  
HUNGARY

  
CYCLE PATH  
TOWARDS  
ČUŇOVO

**D2**

Vienna 62 km  
Budapest 232 km

  
DRAŽBIAK  
LAKE



Apollo Bridge



Old Bridge



Ganz House



Bratislava Castle ▶

Historical Centre ▶



Bank



Sport



Theatre



Bridge



Bus stop



Restaurant



Shopping



Residence



Tram stop



Medical centre

**YOUR  
OFFICE  
SPACE**



Total project

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**10,000 sqm**

Office leasable area

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**9,500 sqm**

Retail leasable area

---

**470 sqm**

Typical floor size

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**1,300 sqm**

Add on factor

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**6%**

Number of above-ground floors

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**9**

Parking spaces

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**118**



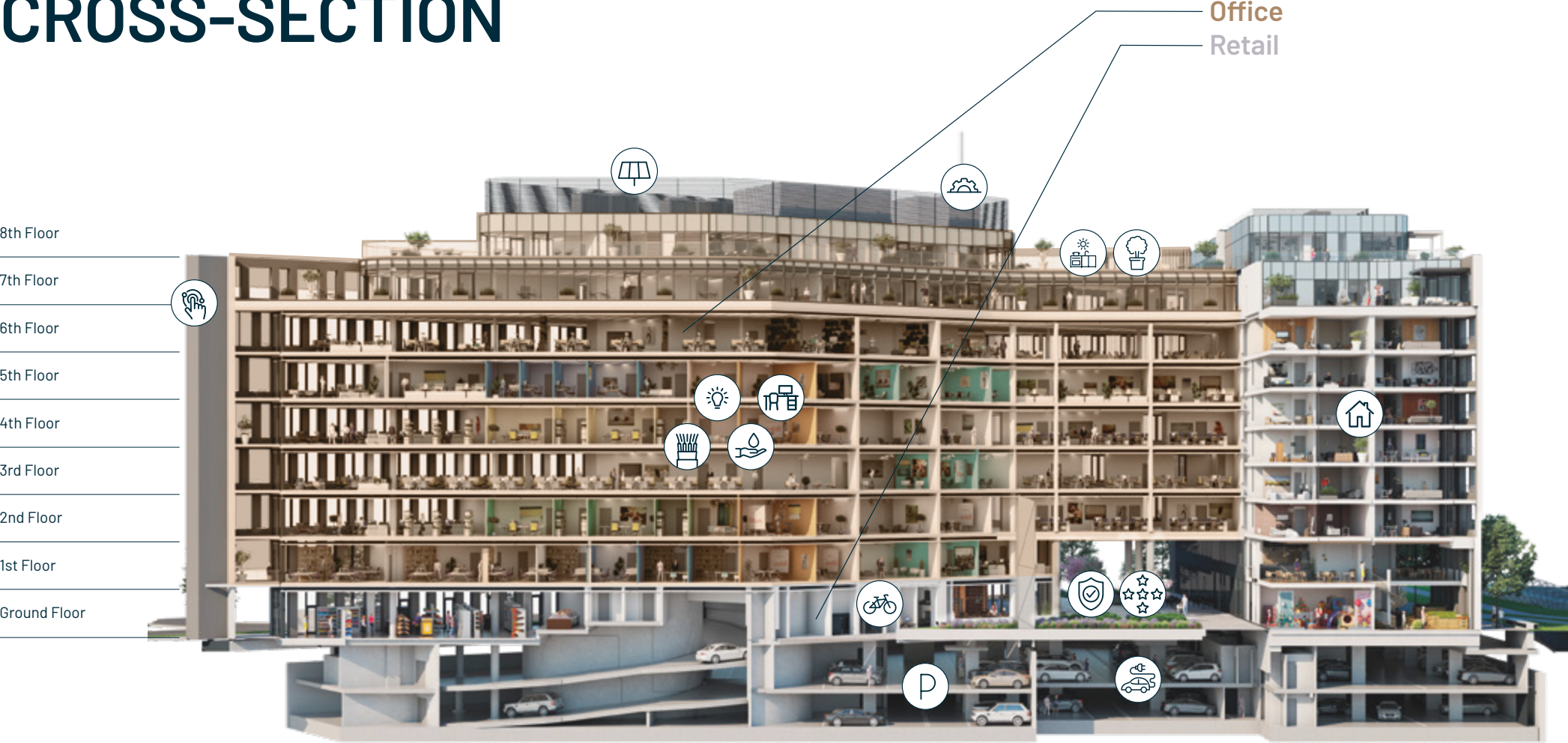








# CROSS-SECTION



Office space



Smart data cabling



Parking spaces



Photovoltaics



Bike room



Technological space



5\* grand lobby



LED lights



Security service



Aerators – low water consumption



Roof terrace



EV charging stations



Smart building



Roof-top kitchen



Forced ventilation  
with fresh air exchange

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Thermally activated  
building system (TABS)

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Data and heavy current  
cabling floor boxes

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Openable windows,  
natural ventilation

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Double floor

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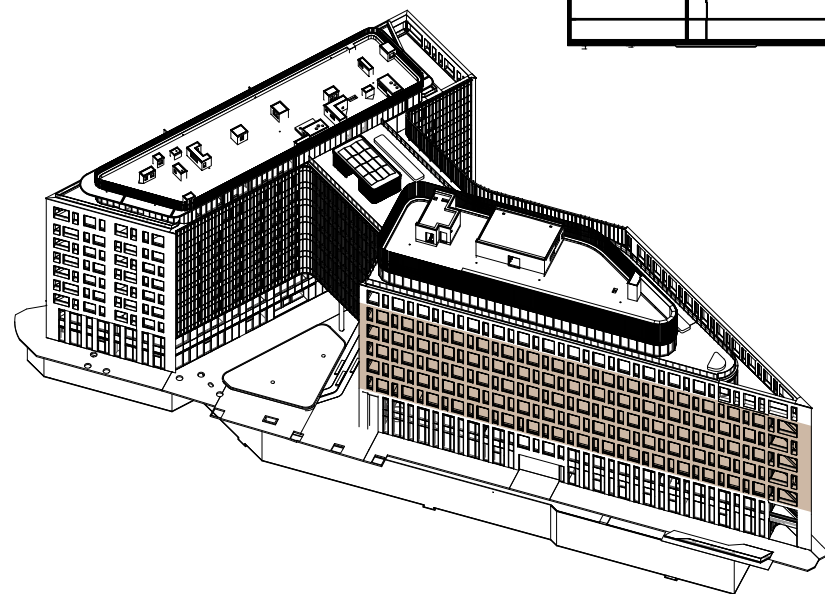
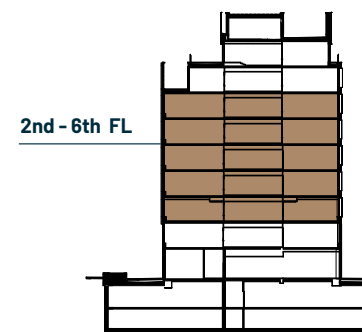
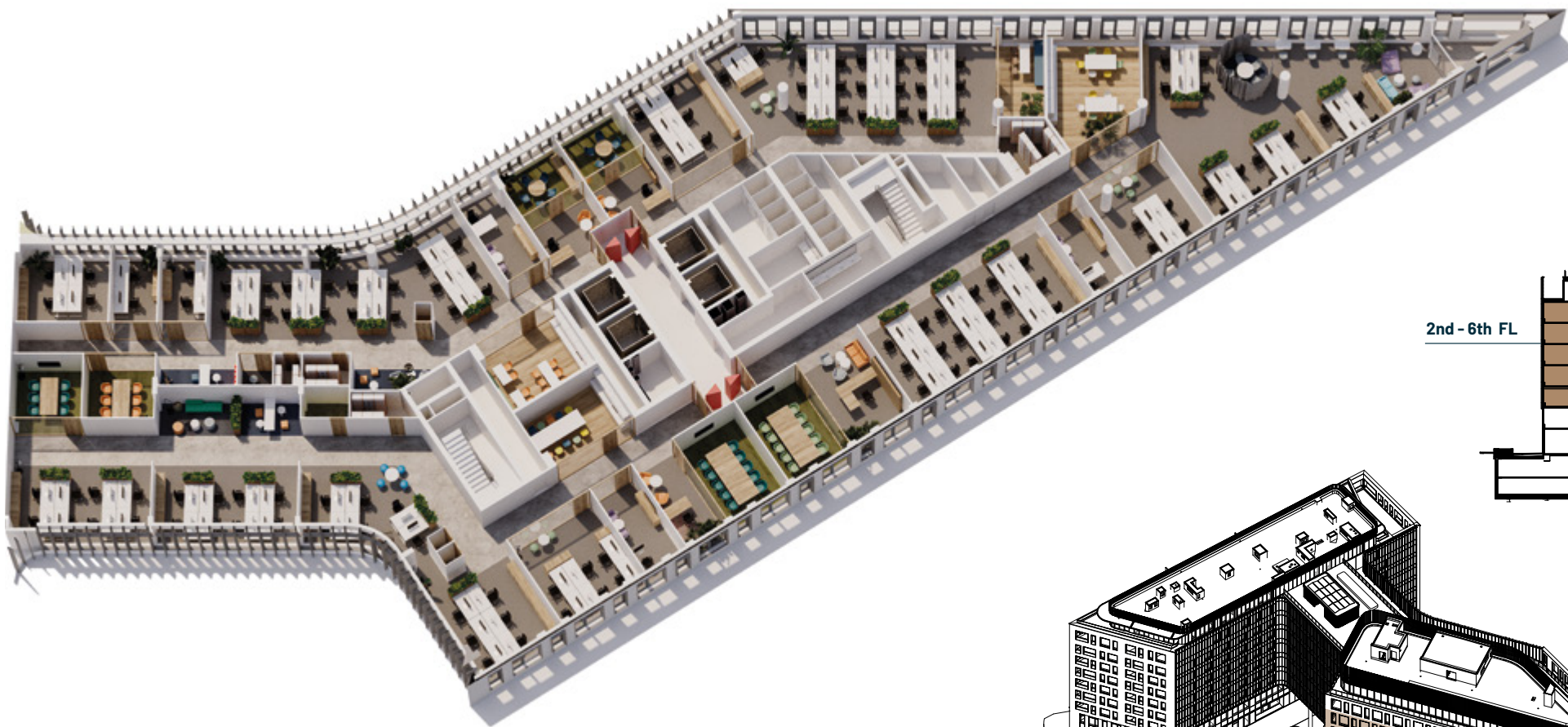
Exterior blinds



**SPACEPLANS**

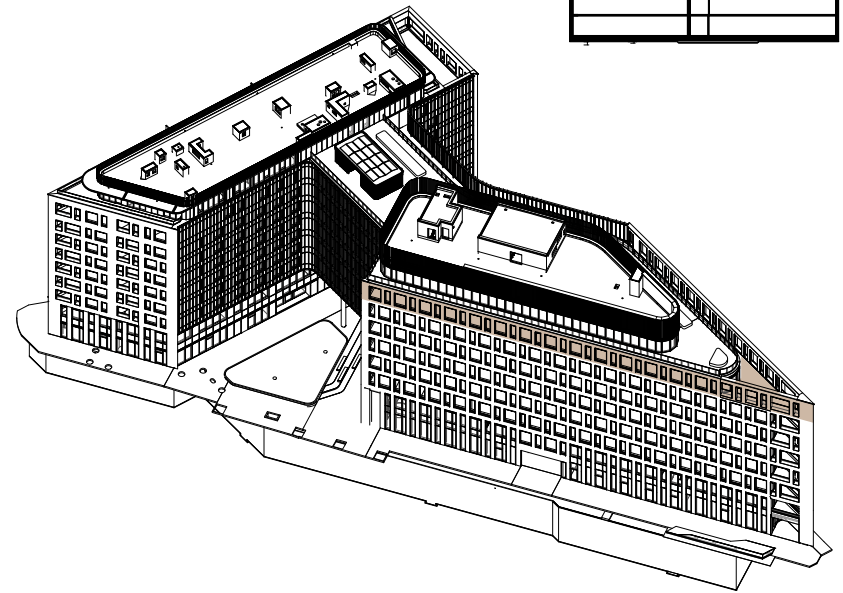
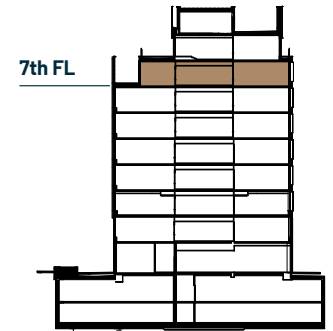
# 2nd - 6th FLOORS

1,328 sqm  
+ 8.4 sqm loggia



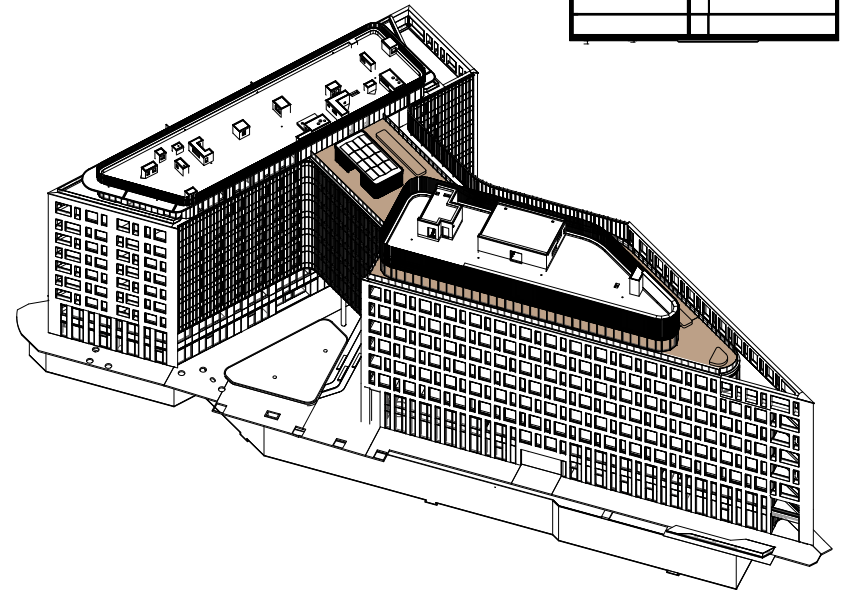
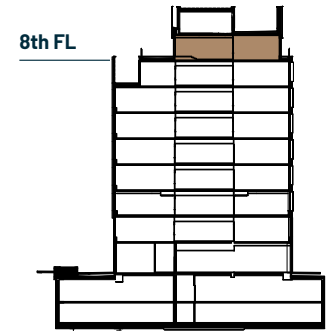
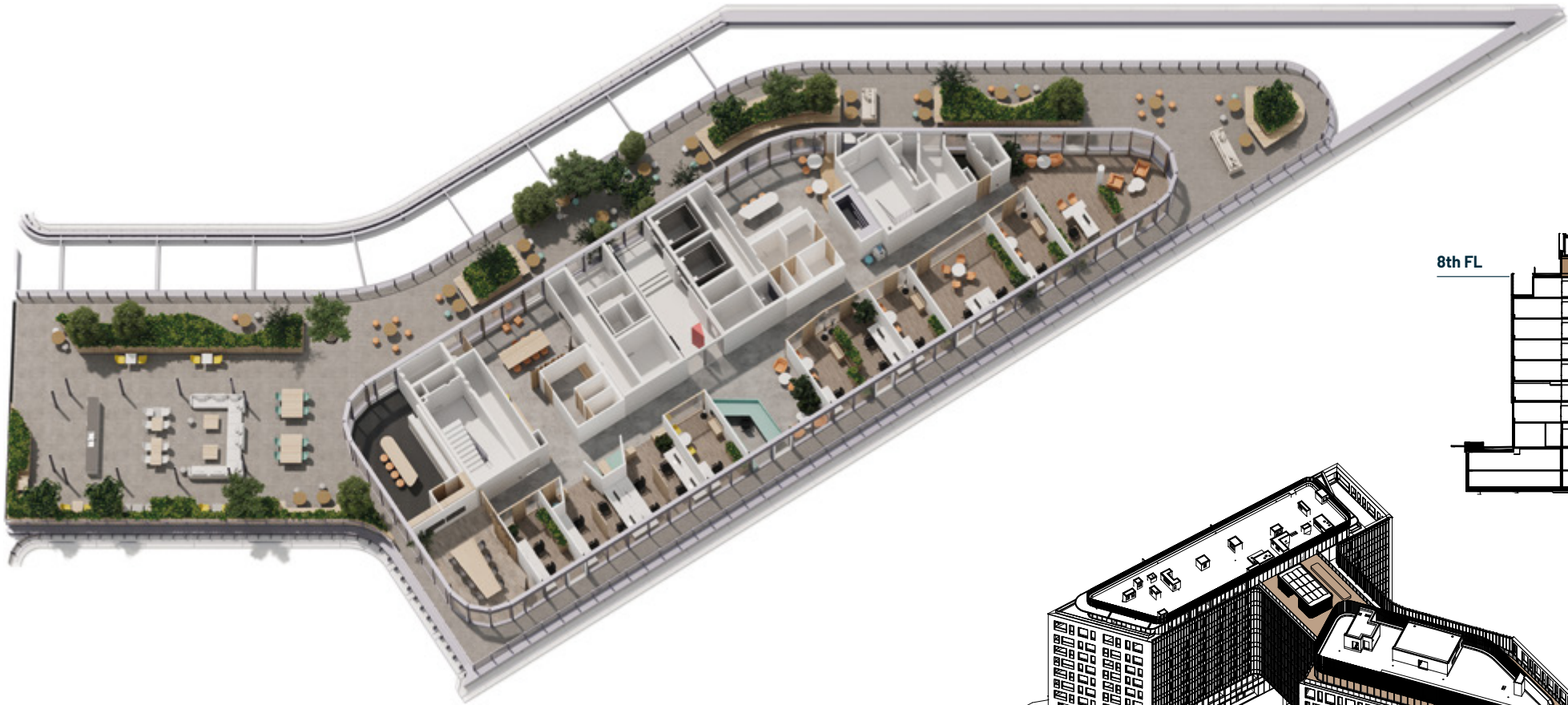
# 7th FLOOR

1,069 sqm  
+ 284.5 sqm terrace



# 8th FLOOR

**396 sqm**  
575.4 sqm terrace



**CLOSE TO  
EVERYONE**

# Rising to the challenges of today's companies.

## **talent.**

Attracting and retaining talent.

## **speed.**

Facilitating flexibility and adaptation to change in an ever-changing world.

## **communication.**

Promoting internal and external real-time communication.

## **well-being.**

Rethinking employees' well-being.

## **sustainable development.**

Advancing the social and environmental commitment of companies.

## **economic efficiency.**

Supporting internal and external real-time communication.



**talent**



talent.

# The benefits of being central.

- Faster and more affordable commuting times
- Increased attendance and punctuality
- Enhanced employee retention; attractive location for executives
- Close proximity to valued partners, clients, and service providers
- Secure, desirable area minimizes security concerns
- Central location boosts employee productivity



# EUROVEA CITY OF YOUR FUTURE.



New city  
centre



Stunning  
location and iconic  
architecture



Slovakia's first  
skyscraper



120 cafes, bars  
and restaurants



95,000 m<sup>2</sup>  
retail spaces



24/7  
zone life



25,000 m<sup>2</sup>  
riverside  
promenade



Hotel  
and congress  
services



# EUROVEA CITY OF YOUR DINING.



Largest foodhall  
in the city



120 food & beverage  
concepts



95,000 m<sup>2</sup>  
retail space



# WHERE YOUR DAY FLOWS

7:15

A pleasant and eco-friendly commute by bicycle.



7:30

Start your day with a morning yoga class.



8:30

Refresh with a shower before the workday begins.



8:45

Enjoy quality coffee to boost your energy.



9:00

Now, the workday can begin.



12:00

Lunch by the Danube tastes even better.



13:00

Work in modern and inspiring spaces.



18:00

End the day with a movie or a relaxing drink with friends.



speed





### Hands free

Open doors and turnstiles on approach. Call lifts.

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### Bike commute

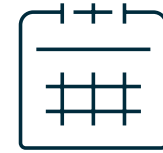
Book your cycle space and locker.  
Check shower availability.

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### Environment

Control your workspace's lighting and air temperature.



### Schedule

Book company parties, meeting rooms and rooftop yoga classes.

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### Order

Order your parking space when needed.

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### Communicate

Communication portal between tenant and building manager.



**communication**

# Floor dimension geometry fully supports team communication

- the floor plate supports open and transparent office spaces, with flexible layout options such as open-plan, combi-office, or a combination of these configurations to enhance communication and collaboration,
- the floor plate facilitates effective communication, from one-on-one conversations to larger group meetings,
- the floor's lift lobby seamlessly connects both office sections, enhancing spatial continuity.

# Our inside-out design concept delivers quantifiable benefits for tenants.

We fully visualise layouts before implementation.

**well-being**



# Loggias, terraces, riverbank, cosy square...

JTRE seeks to harmonise the flow between interiors and exteriors. Green spaces such as loggias, terraces and gardens provide a relaxing and inspirational occupational setting - fresh air for fresh thinking.

## **Unique spaces.**

Floors include a loggia or balcony with delightful views over the cosy square.

## **Green inspiration.**

Terraces and gardens comprise a unique setting where employees can work, enjoy refreshments, and take a breather.





bike parking



handy lockers



refreshing showers



charge points  
for e-bikes and  
e-scooters



dry room





**sustainability**

# Thermally Activated Building Structures (TABS)

Energy costs, carbon reduction goals, and evolving legislation are driving the need for innovative heating and cooling solutions in modern buildings. Thermally Activated Building System (TABS) is an advanced system designed to meet these demanding requirements.

TABS leverages the substantial thermal mass of concrete structures to balance fluctuating heating and cooling loads throughout the day. By circulating hot or cold water through embedded pipes within the concrete slab, TABS provides effective temperature control.

Proven as a highly energy-efficient cooling and heating system, TABS has become a technology of choice in projects that aim for decarbonization and high scoring in certifications such as BREEAM.

Aside from the undeniable sustainability benefits, TABS also brings a new level of thermal comfort to the indoor environment: No more air drafts and noise typical for heating and cooling through A/C systems and the right temperature is much more evenly distributed around the room compared to traditional radiators.



Low operating costs



Gentle cooling without draft effects



Enhanced air quality



Healthy environment



Utilization of alternative energy sources



Efficient operation with low flow temperatures



System monitoring

BZ04-875

## Sustainable



International green certification BREEAM (top rating)  
Operational Net Zero Carbon certified  
High energy efficiency optimised through smart BMS  
Renewable energies – photovoltaics  
Highly efficient thermally activated heating and cooling system (TABS)  
Charging stations for electric vehicles  
Safe bicycle storage, lockers and showers for cyclists

## Healthy & friendly



International certification WELL v2 for healthy indoor environment  
WELL Health-Safety rating for extra safety and risk management in situations such as Covid  
Controlled indoor air quality without toxins and pollutants  
Spaces designed for optimal visual comfort/glare prevention  
Extra provisions for thermal and acoustic comfort  
Support for fitness and healthy lifestyles

## Unique design



Inspiring vision by Compass Architects  
Adjacent public spaces designed by Beth Gali  
Quality architectural details and materials  
Flexibility of spaces and easy control of the indoor environmental conditions  
Modern, sought-after neighbourhood

## Location & transport



Everything on the doorstep, city centre within 15min walk  
Right next to Eurovea shopping centre  
Danube riverside within 100m, areas for sports and recreation  
New bicycle paths connecting to the city bike network and EuroVelo 6  
Perfect connection to local and international public transportation

## Smart



Certification Smart Building Collective  
Secure and resilient high-speed internet connectivity  
Enhanced functionality of the Building Management System (BMS)  
High-granularity energy measurement  
Automation and optimization of building performance  
Smart building readiness for tenants  
Touch-less access to the building

## Fuergy



Predictive energy management by FUERGY  
Efficient CO2e reduction  
ESG data compliant with GHG Protocol  
Based on data from internal measurements and energy authorities  
Automated report for optional reporting periods



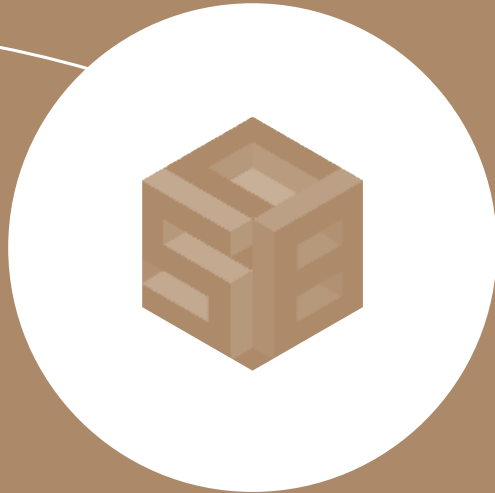
**BREEAM**  
**Outstanding**

Pioneering best practices and denoting an exemplary sustainability performance.



**WELL**  
**Gold**

Prioritising wellness in the workplace.



**SMART BUILDING**  
**COLLECTIVE**

Innovative design and connectivity infrastructure.

\* All certifications are targeted.

**WE  
SHAPE  
SPACE**



## EUROVEA CITY'S RECENT AWARDS.

Eurovea is the only property in Slovakia to receive prestigious MIPIM awards.



Best mixed-use  
development  
in CEE in 2024

OFFICE ROKA



SE was awarded Office of the Year 2023 in the category Office as a Company's DNA



STAVBA ROKA  
2023



Pribinova 40 was  
awarded for exceptional  
construction quality