



Commercial Building - Investment



Agenten-Info

Name: Ladislav Dubik
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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: USD 4,674,358.2

Standort

Land: Slowakei (Slowakische Republik)
Staat/Region/Provinz: Kosice
Adresse: Lubina 1
Veröffentlicht: 10.05.2026

Beschreibung:

I am selling a 6-storey administrative building /5 above ground and 1 underground floor/ with a floor area of approximately 3300m² and a built-up parking lot. Ground floor areas with a loading ramp, parking lot suitable for parking approximately 10 trucks or 80 passenger vehicles. Possibility of expanding the parking lot by approximately 40 parking spaces. Total land area 5090m². The skeleton is a reinforced concrete structure, which allows for the layout of the interior spaces to be rearranged according to the needs of the building user. An additional floor would also be possible. A wide staircase allows for the installation of a large-capacity elevator. The building has its own water source. In the basement there is a covered area with a capacity for 200 people, gas-tight with ventilation equipment. There is sufficient space to add another wing.

B) More information:

The built-up area is 960 square meters. In the basement there is an authentic civil protection shelter with



a capacity of 200 people, which can be used in case of emergencies. It is equipped with an electrical network, a water supply, an air filtration device, an emergency exit, etc. For example, the shelter is gas-tight, when closed, pressure is created that prevents any penetration. The basement is in perfect condition with many functional options and there are 5 more floors above it. It is suitable for business, offices, as well as storage and small production. Access to the motorway connection is available within 2 km and public transport within 250 m. A new Volvo car production 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 ² :	3300 m ²
Grundstücksgröße:	5090 m ²
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



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

