



## Commercial Building - Investment



### Agent Info

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Bedrijfsnaam: ELD TRADING, s.r.o.  
Mistlampen:  
Experience since: 1995  
Service Type: Selling a Property  
Specialties: Other  
Property Type: Commercial Property  
Telefoon: +421 (903) 609-210  
Languages: Czech, English, Hungarian, Russian, Slovak

Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 4,674,358.2

### Locatie

Aanbevolen Auto Onderdelen: Slovakia  
Staat/Regio/Pronvincie: Kosice  
Adres: Lubina 1  
Geplaatst: 10-05-2026  
Omschrijving:

I am selling a 6-storey administrative building /5 above ground and 1 underground floor/ with a floor area of approximately 3300m<sup>2</sup> 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 5090m<sup>2</sup>. 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.

Nieuw:	Ja
Conditie:	Must be reformed
Gebouwd:	1984
Tenanted:	Ja

### **Algemeen**

Afgewerkte vierkante meter:	3300 m <sup>2</sup>
Lot Afmeting:	5090 m <sup>2</sup>
Floor Number:	5

### **Building details**

Parking:	Ja
Total Number of Parking Spaces:	80
Building Amenities:	Elevator
Aantal verdiepingen:	6
Orientation:	SW

### **Rental details**

Furnished:	Nee
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### **Lease terms**

Date Available:

### **Contact information**

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



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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