



## Commercial Building with Anti-aircraft shelter



### Agent Info

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

### Listing details

Property for: Sale  
Price: USD 4,674,358.2

### Location

Country: Slovakia  
State/Region/Province: Kosice  
Address: Lubina 1  
Posted: May 10, 2026

### Description:

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.

|            |                  |
|------------|------------------|
| New:       | Yes              |
| Condition: | Must be reformed |
| Built:     | 1984             |
| Tenanted:  | Yes              |

### **Common**

|                   |           |
|-------------------|-----------|
| Finished sq. ft.: | 3300 sq m |
| Lot Size:         | 5090 sq m |
| Floor Number:     | 5         |

### **Building details**

|                                 |          |
|---------------------------------|----------|
| Parking:                        | Yes      |
| Total Number of Parking Spaces: | 80       |
| Building Amenities:             | Elevator |
| Number of Floors:               | 6        |
| Orientation:                    | SW       |

### **Rental details**

|            |    |
|------------|----|
| Furnished: | No |
|------------|----|

### **Lease terms**

Date Available:

### **Contact information**

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



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