



📍 THE EUROPEUM, Suché myto 1, 811 03 Staré Mesto, Slovakia



THE EUROPEUM
BRATISLAVA

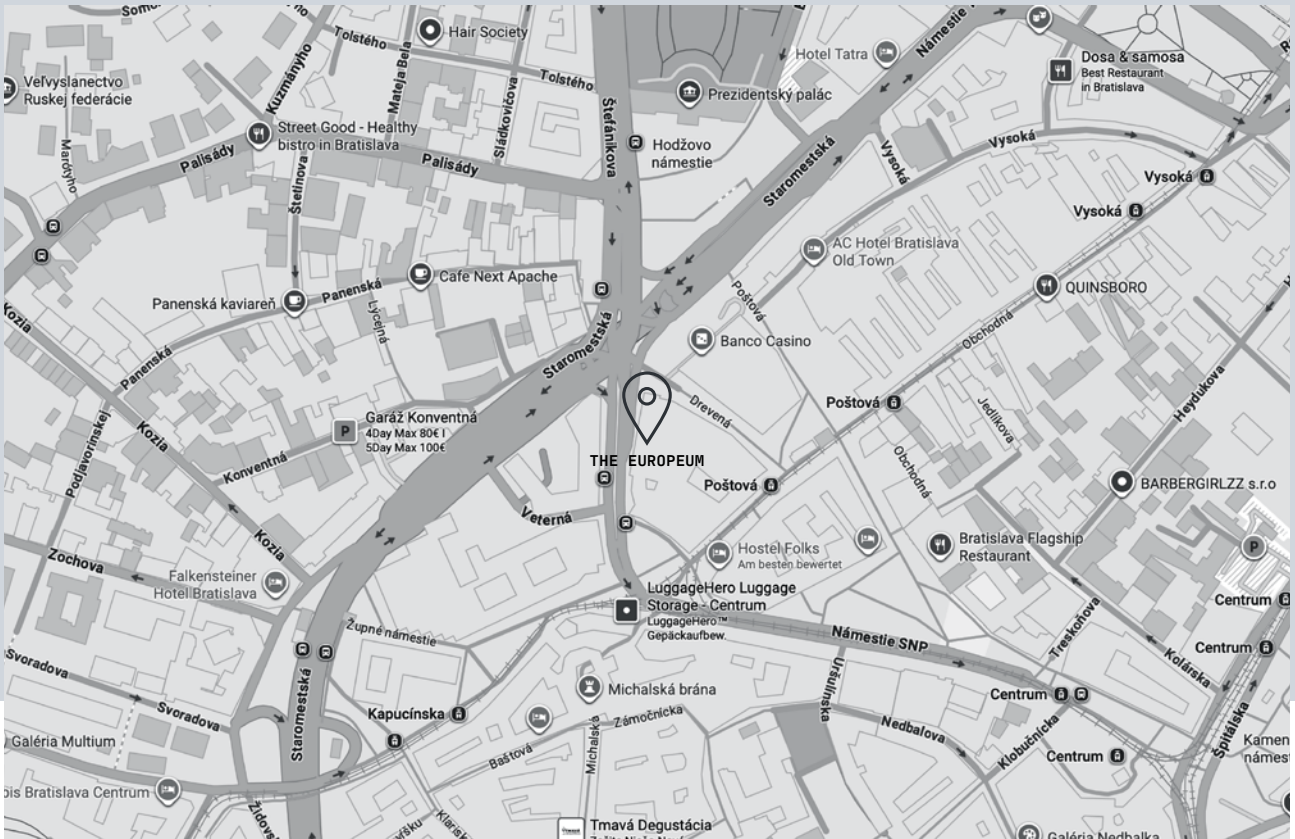
THE EUROPEUM BRATISLAVA

Presidential views meet prime location_

The Europeum is a mixed use 'A' class building in the city center of Bratislava, the capital of Slovakia. It is located with direct view to Hodza square right opposite of the Presidential Palace, next to Hotel Crowne Plaza and Tatracentrum which are the most frequented sites in town. On the junction of the main traffic lines and pedestrian zones, it is ideally accessible by public and private transport. The aim is to provide an representative environment within a multifunctional complex which provides sufficient parking, shopping units within a passage and high standard office space.

WWW.EUROPEUM-BRATISLAVA.COM

VIGFUND

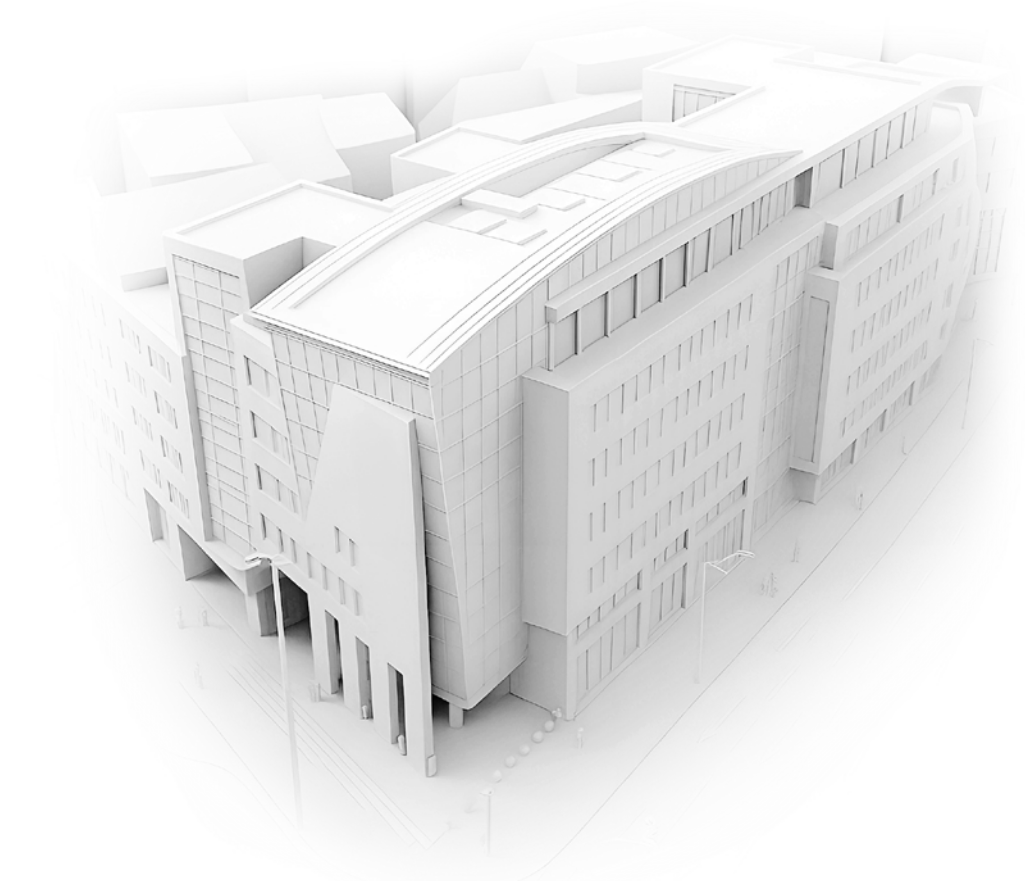


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THE LOCATION

The Europeum is a modern mixed-use building situated in the heart of Bratislava's Old Town at Suché Mýto 1, 811 03 Bratislava. Its prime location offers proximity to a major transport hub, directly opposite the Presidential Palace and therefore the building benefits from excellent public transport links, providing quick access to the city. Additionally, it offers convenient connections to the D1 and D2 highways. Just a few meters away lies Obchodná Street, the city's most renowned shopping destination, as well as Michael's Gate, the historic entrance to Bratislava's pedestrian zone in the city center.





BUILDING_COMPETENCE

- 7 floors above ground, 3 underground level

▪ Office area	~	8,863m ²
▪ Retail area	~	1,769m ²
▪ Storage area	~	122m ²
▪ Total leasable area	~	10,754m ²
▪ Parking	~	156 PP

TECHNICAL DESCRIPTION AND SERVICES:

- Year of construction: 2003
- Cooling and heating ensured by fancoil units
- Possibility of independent heating/cooling regulation in individual offices
- Fire safety panel & announcement system
- CCTV in all common premises
- Access card system for main entrance
- 5 passenger lifts
- High speed internet
- Representative reception and 24-hr security
- BREEAM In-use Certification – VERY GOOD
- Barrier-free access to the whole building
- Openable windows
- Lockable bicycle stands with showers, toilets, and shared kitchenette



BE INSPIRED: MODERN OFFICES, HISTORIC SETTING

- Prime retail location with flexible floor configuration, high visibility and high footfall
- Prime office location with flexible floor configuration – openable office space with possibility of partitions allows the implementation of modern office concepts within a historical building
- Option 1: Single office tenant per floor
- Option 2: Five office tenants per floor
- Approx. 970m² office area per floor
- Modern light concept including LED lights based on required specifications

FLOORPLAN OPTION 01

120 WORKPLACES | 1.878 m²



FLOORPLAN OPTION 02

22 WORKPLACES | 378 m²

26 WORKPLACES | 483 m²

17 WORKPLACES | 209 m²

26 WORKPLACES | 389 m²

36 WORKPLACES | 414 m²





FIND YOUR PERFECT SPACE!

▪ 7 th floor (Office)	~	647m ²
▪ 6 th floor (Office)	~	945m ²
▪ 5 th floor (Office)	~	1,796m ²
▪ 4 th floor (Office)	~	1,878m ²
▪ 3 rd floor (Office)	~	1,873m ²
▪ 2 nd floor (Office)	~	1,723m ²
▪ 1 st floor (Retail)	~	1,769m ²
▪ Total	~	10,632m ²
▪ Parking	~	156 PP



OUR TARGETS

We work continuously to improve our building; hence we are analyzing optimization possibilities and invest in measures to reduce energy consumption. The building was assessed for BREEAM-In-Use at the level VERY GOOD in 2024.



But not only the quality of the building counts for us, but also the well-being of our tenants! Therefore, we will be offering various events to our clients. In 2025, a new community terrace was opened, and it can be used by all tenants.



OWNER

EUROPEUM

Suché mýto 1,
811 03 Staré Mesto
Slovakia

CONTACTS

JAN LOSONSKY

LEASING

+421 910 162 011
jan.losonsky@cushwake.com

VERONIKA HINCOVA

LEASING

+421 910 894 420
veronika.hincova@cushwake.com