



OFFICES



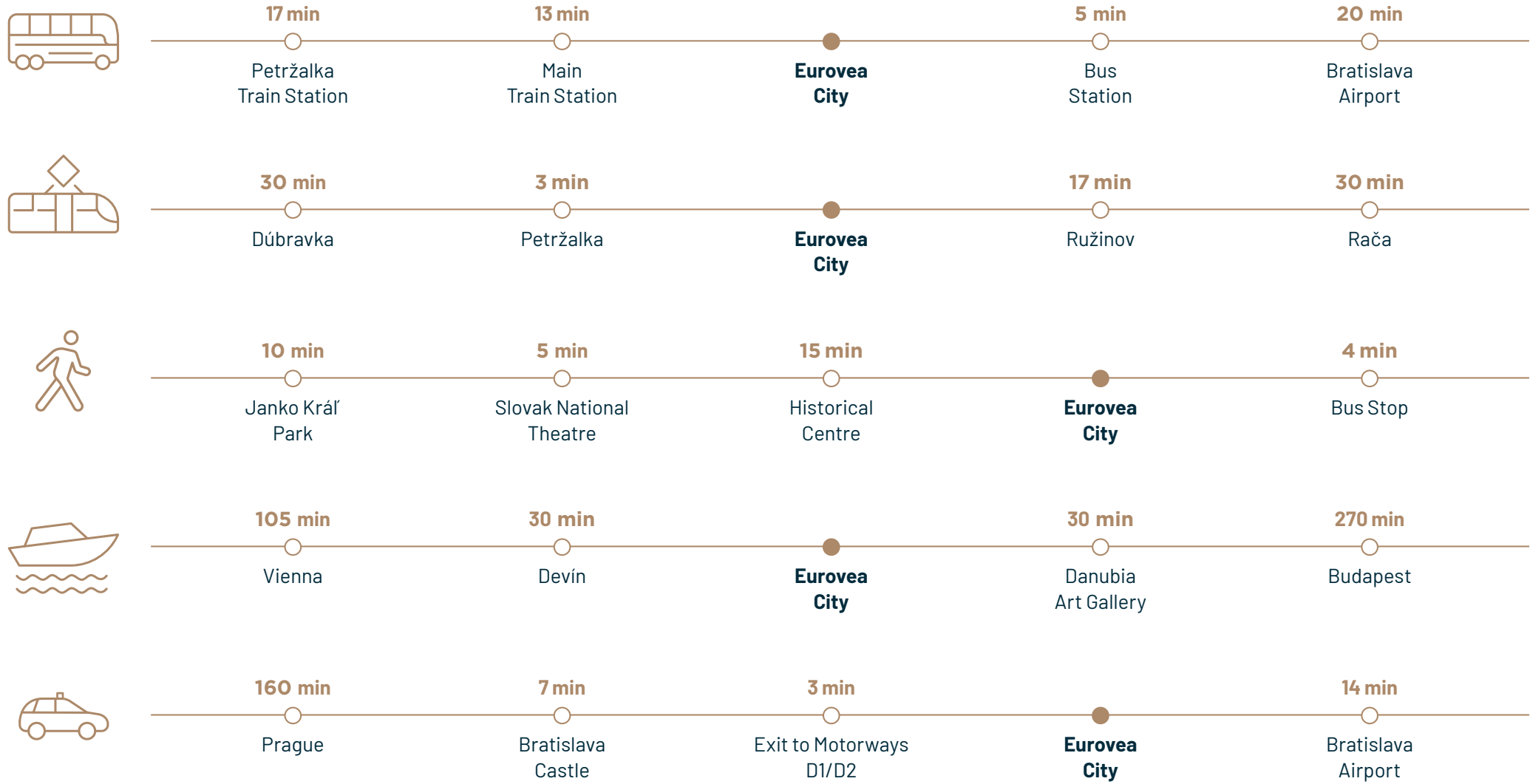






# Prime Location

Ganz House is set to rise in a prime location between Pribinova and Culenova streets in the heart of Eurovea City. This unique and vibrant neighbourhood offers residents and visitors an ideal blend of living, working, and leisure opportunities. Just across Pribinova Boulevard, with its spacious sidewalks and dedicated cycle paths, lies Eurovea shopping centre, offering a wide range of services. The Slovak National Theatre is right next door, and the waterfront promenade, featuring a park and popular restaurants, is just steps away.



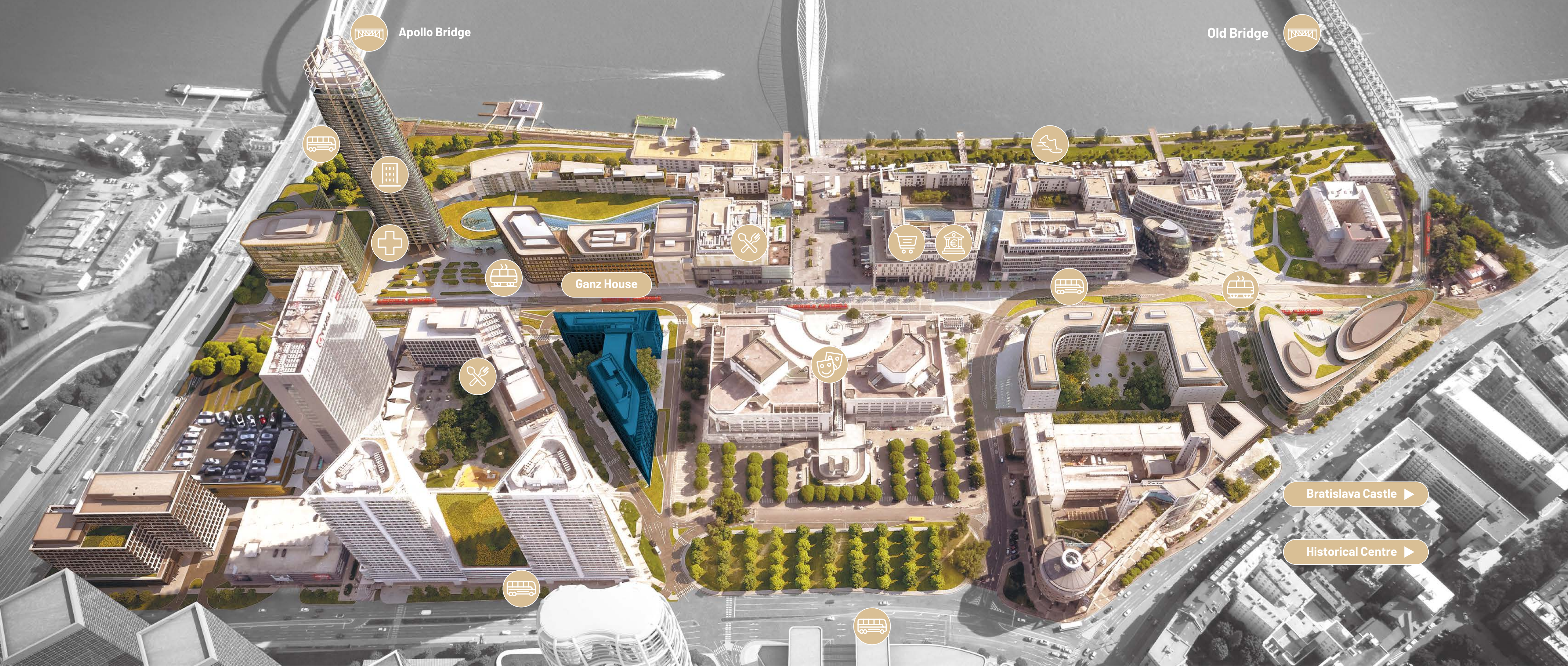


# The benefits of being central

- Fast & easy commute
- Improved work-life balance
- Attractive neighbourhood
- Safe & desirable area
- Enhanced productivity
- Proximity to business partners and service providers
- Daily sports activities







Bank



Shopping



Residences



Tram stop



Medical centre



Restaurant



Sport



Theatre



Bridge



Bus stop



# 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.





Work here  
Live here





# Amenities

At Ganz House, comfort is the new standard. Enjoy modern amenities like a bike storage room, e-bike charging stations, high-quality showers, dressing rooms, and more. These top-tier features ensure your workday begins both smoothly and actively.



# Well-being

At Ganz House, your mental and physical health are our top priorities. Beyond the exceptional sports opportunities, such as cycling and running trails along the Danube River, we go the extra mile. You can look forward to regular yoga and running sessions led by professional coaches, along with a variety of public events to keep you engaged and active.





# Services

All the essential services are right at your fingertips. Say goodbye to long commutes for official matters—post offices, banks, notaries, libraries, and more are just steps away at Eurovea shopping centre. Nearby schools and kindergartens also ensure peaceful mornings for parents.

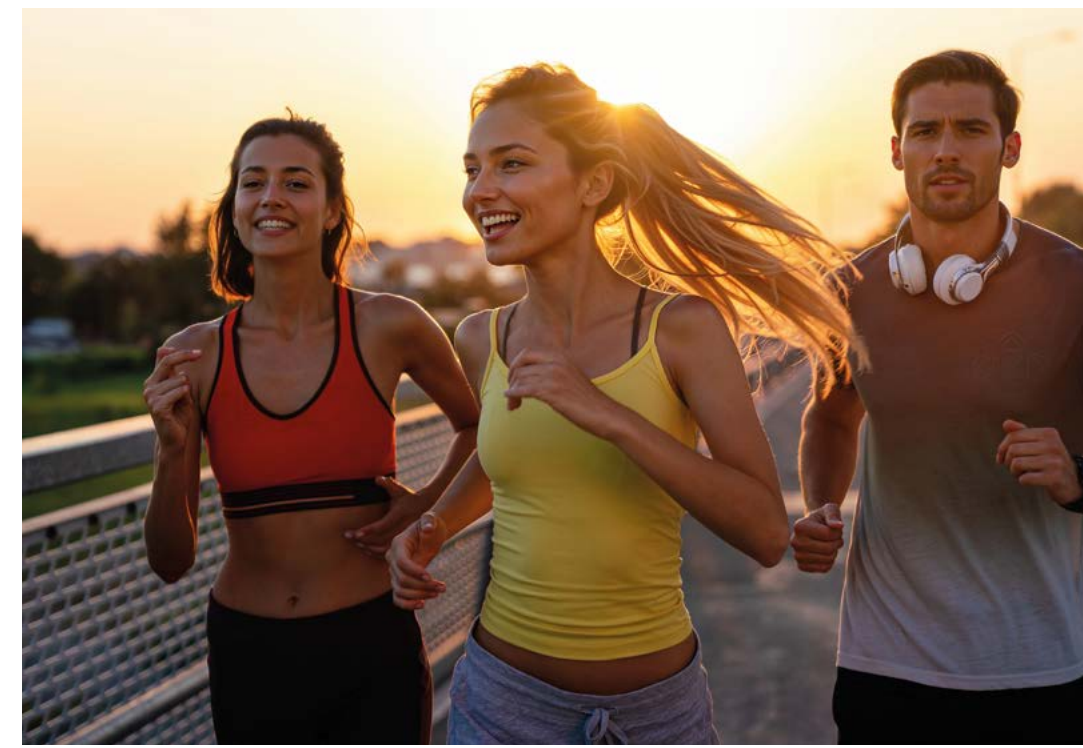


# Shopping

Ganz House is surrounded by everything you need for ultimate comfort and convenience. Whether it's groceries, stylish everyday wear, or unique gifts, everything is within easy reach. After shopping, indulge in a delicious lunch at one of the many popular restaurants or cozy bistros along the Eurovea promenade.











Total project

10,000 sqm

Typical floor size

1,300 sqm

Add on factor

6%

Number of above-ground floors

9

Number of residences

65

Parking ratio

1:60

Retail for sale

40 – 593 sqm

Office for sale

53 – 730 sqm











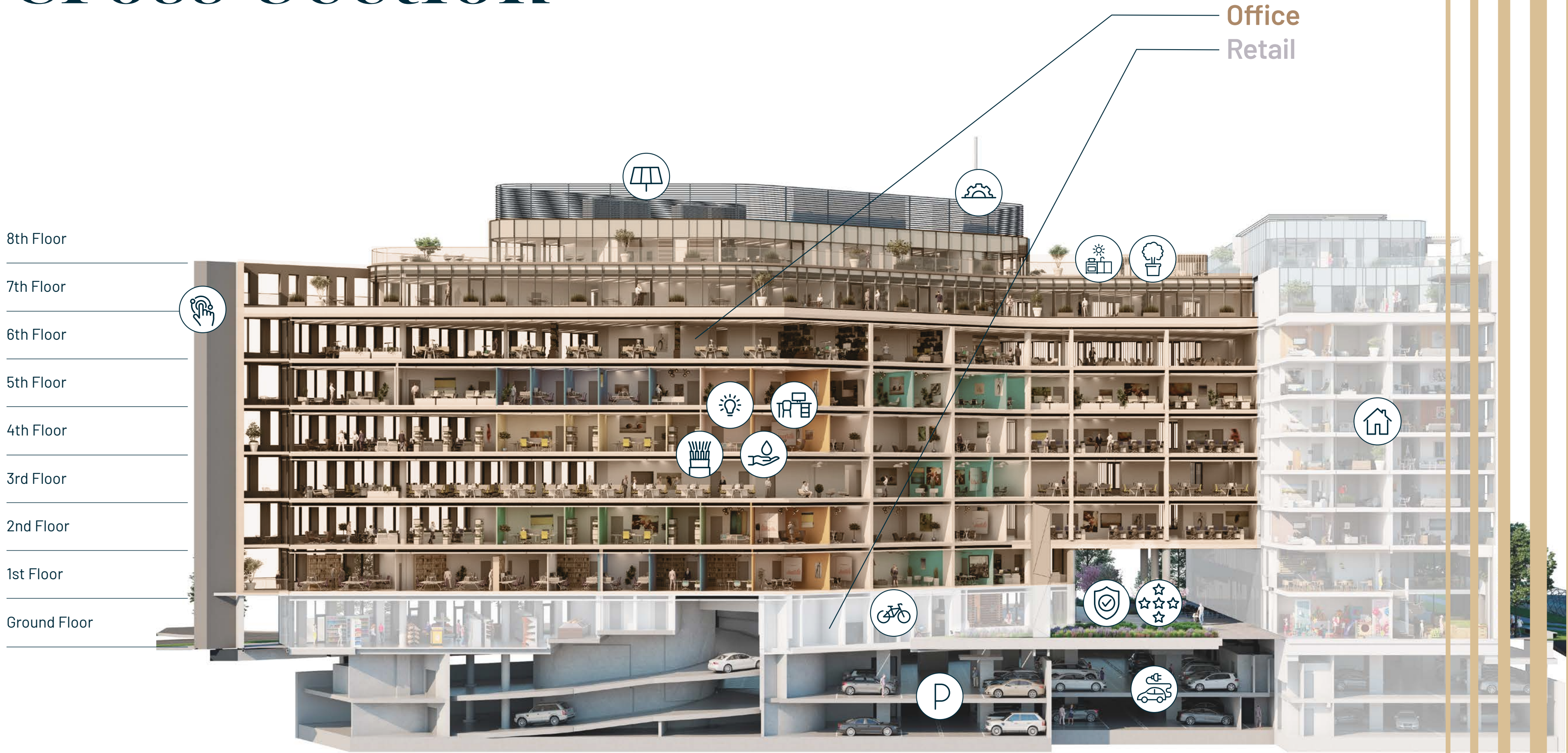






















# Cross-Section



 Office space	 LED lights
 Smart data cabling	 Security service
 Parking spaces	 Aerators - low water consumption
 Photovoltaics	 Roof terrace
 Bike room	 EV charging stations
 Technological space	 Smart building
 5* grand lobby	 Roof-top kitchen





Forced ventilation  
with fresh air exchange



Thermally activated  
building system (TABS)



Data and heavy current  
cabling floor boxes



Openable windows,  
natural ventilation



Double floor



Exterior blinds



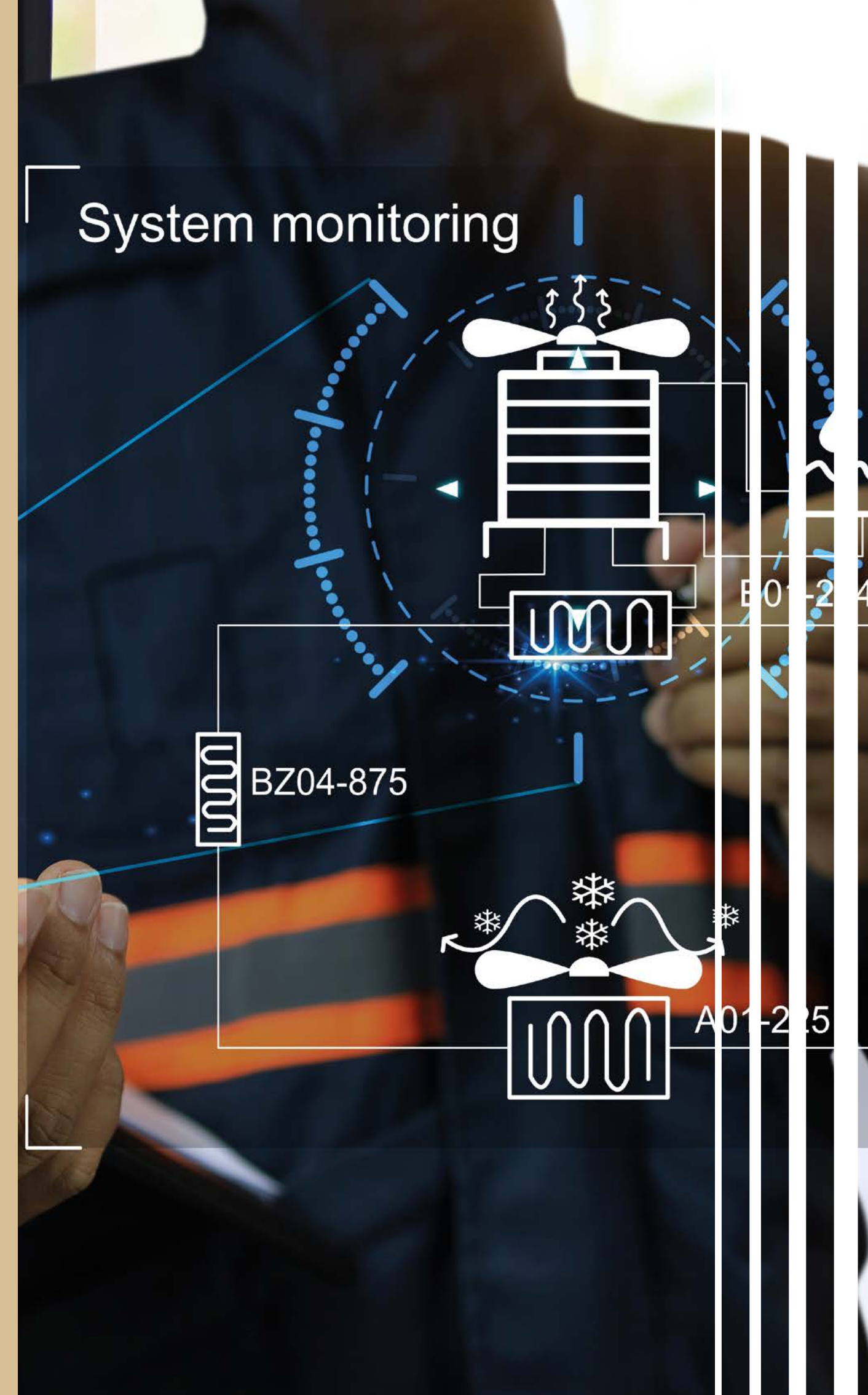
# Thermally Activated Building Structures (TABS)

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 investment and operating costs



Gentle cooling without draft effects



Enhanced air quality



Healthy environment



Utilization of alternative energy sources



Efficient operation with low flow temperatures



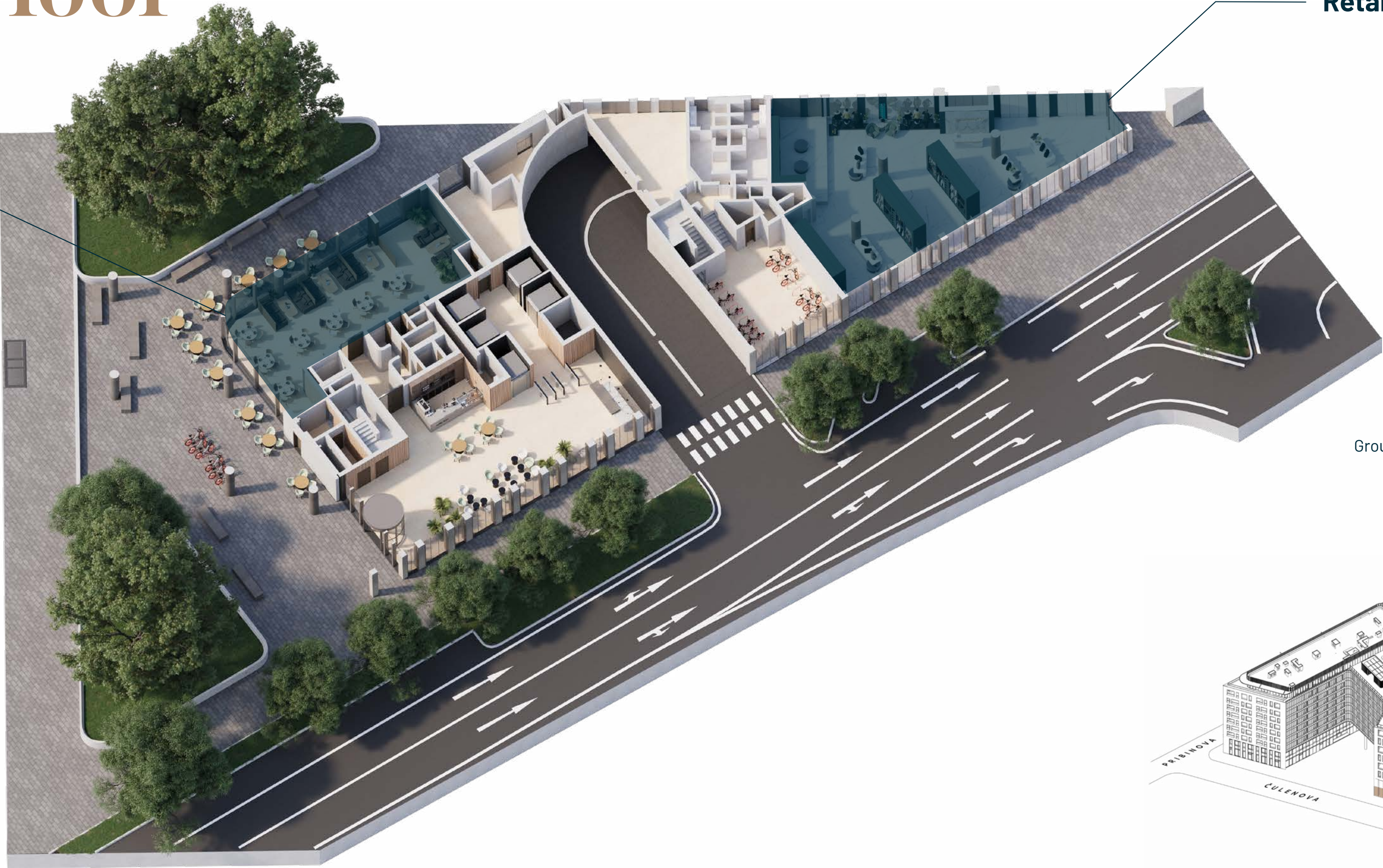
# Spaceplans



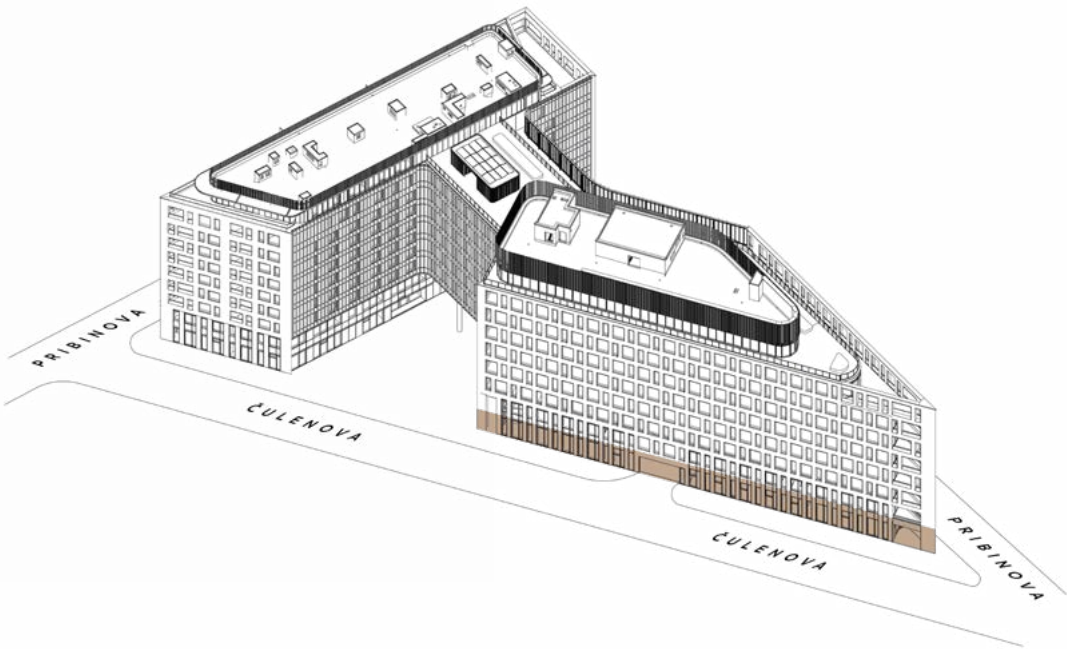
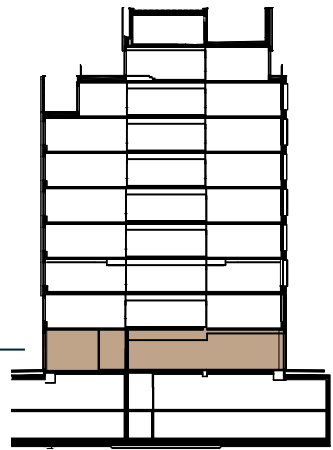
# Ground Floor

Retail 1 – 157 sqm

Retail 2 – 270 sqm



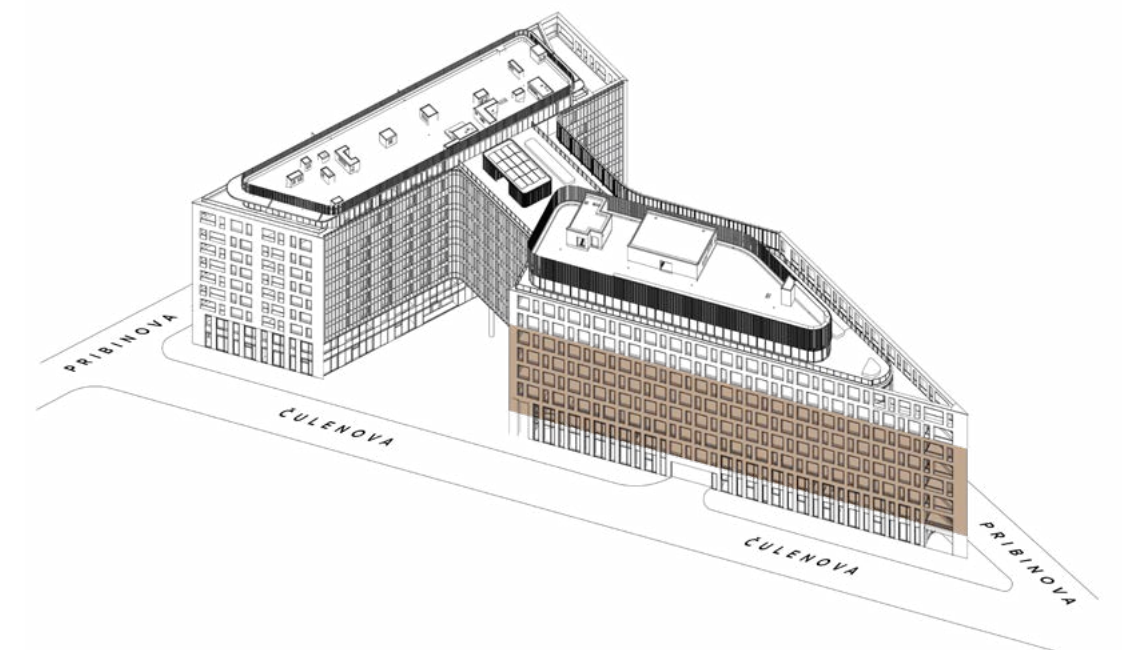
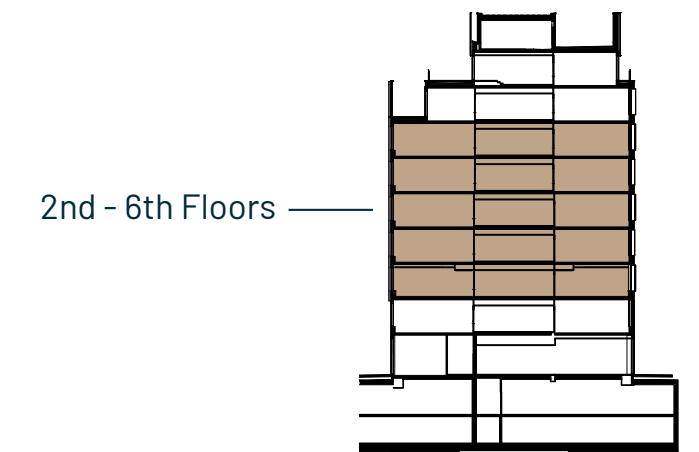
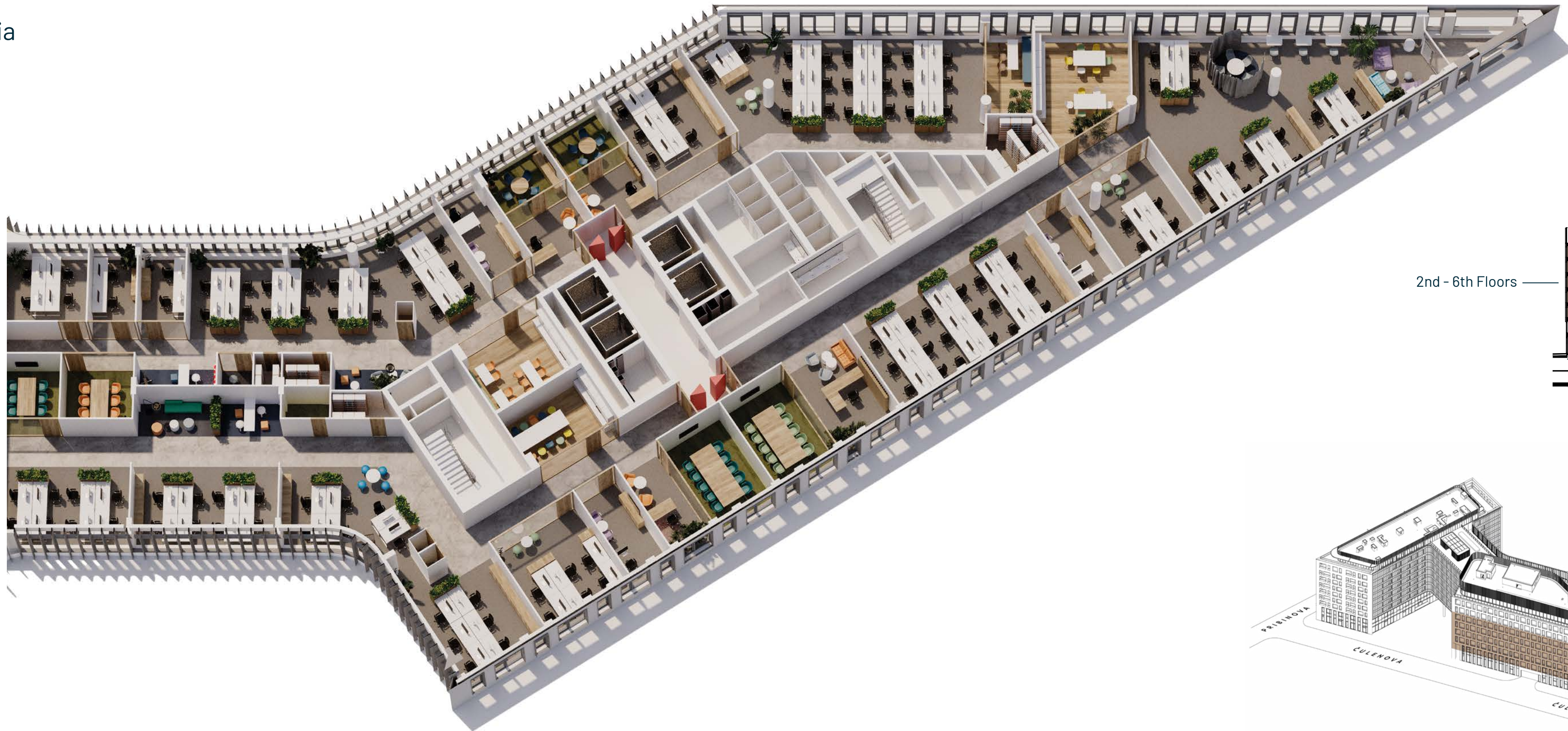
Ground Floor





# 2nd – 6th Floors

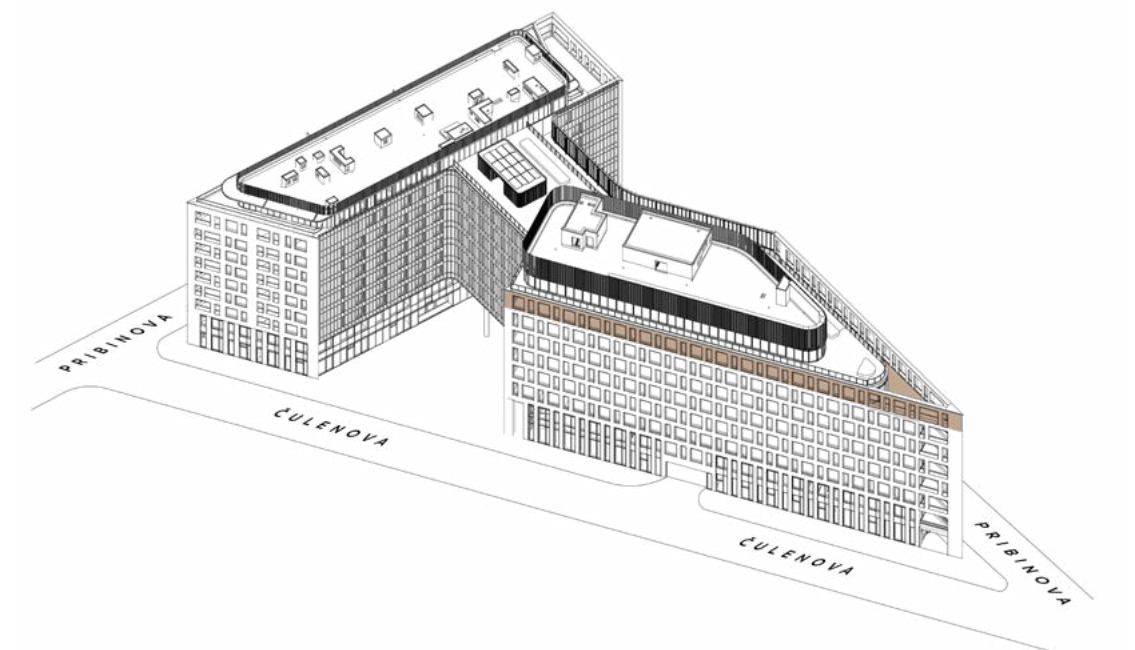
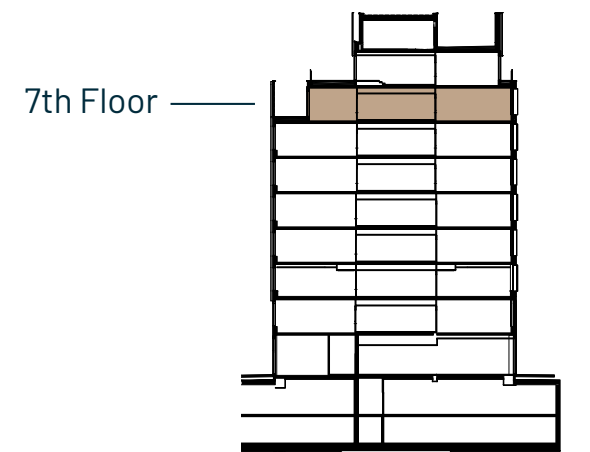
**1,330 sqm**  
+ 8 sqm loggia





# 7th Floor

**1,070 sqm**  
+ 285 sqm terrace

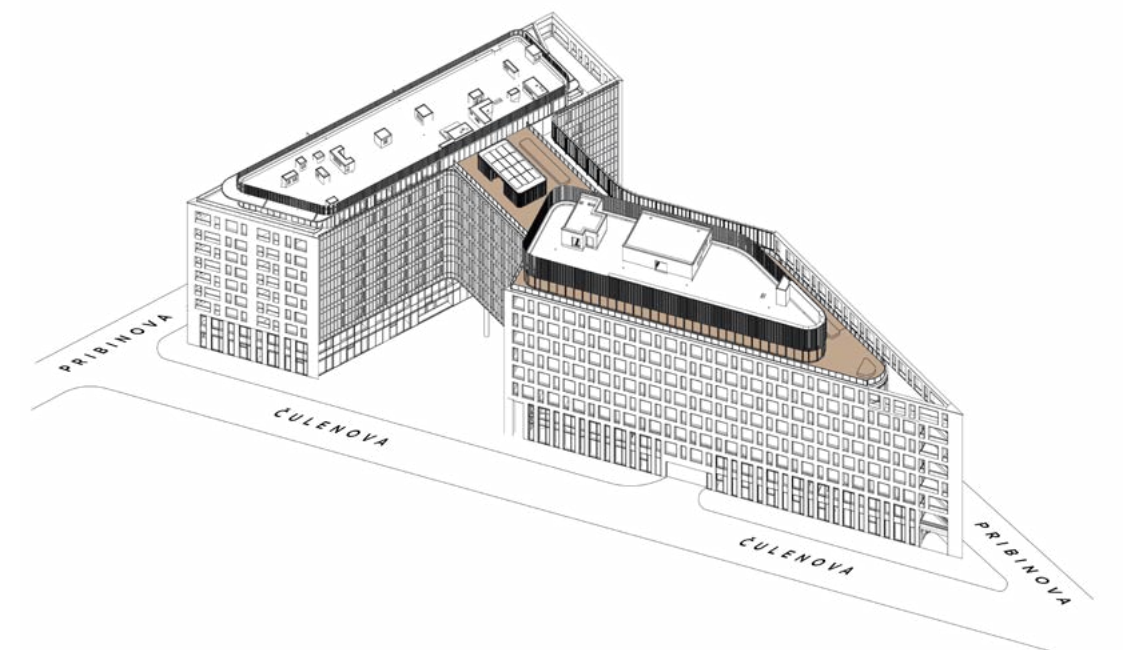
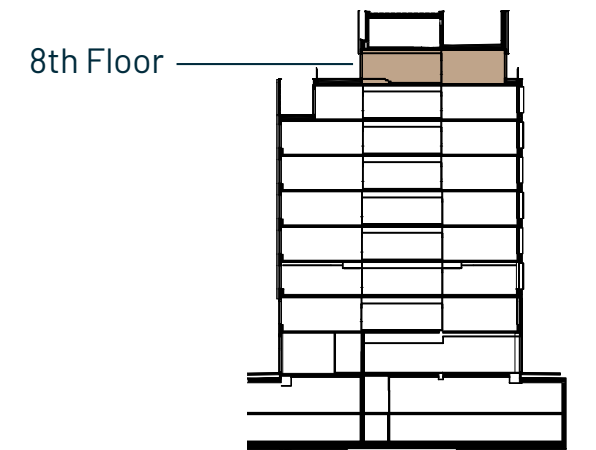
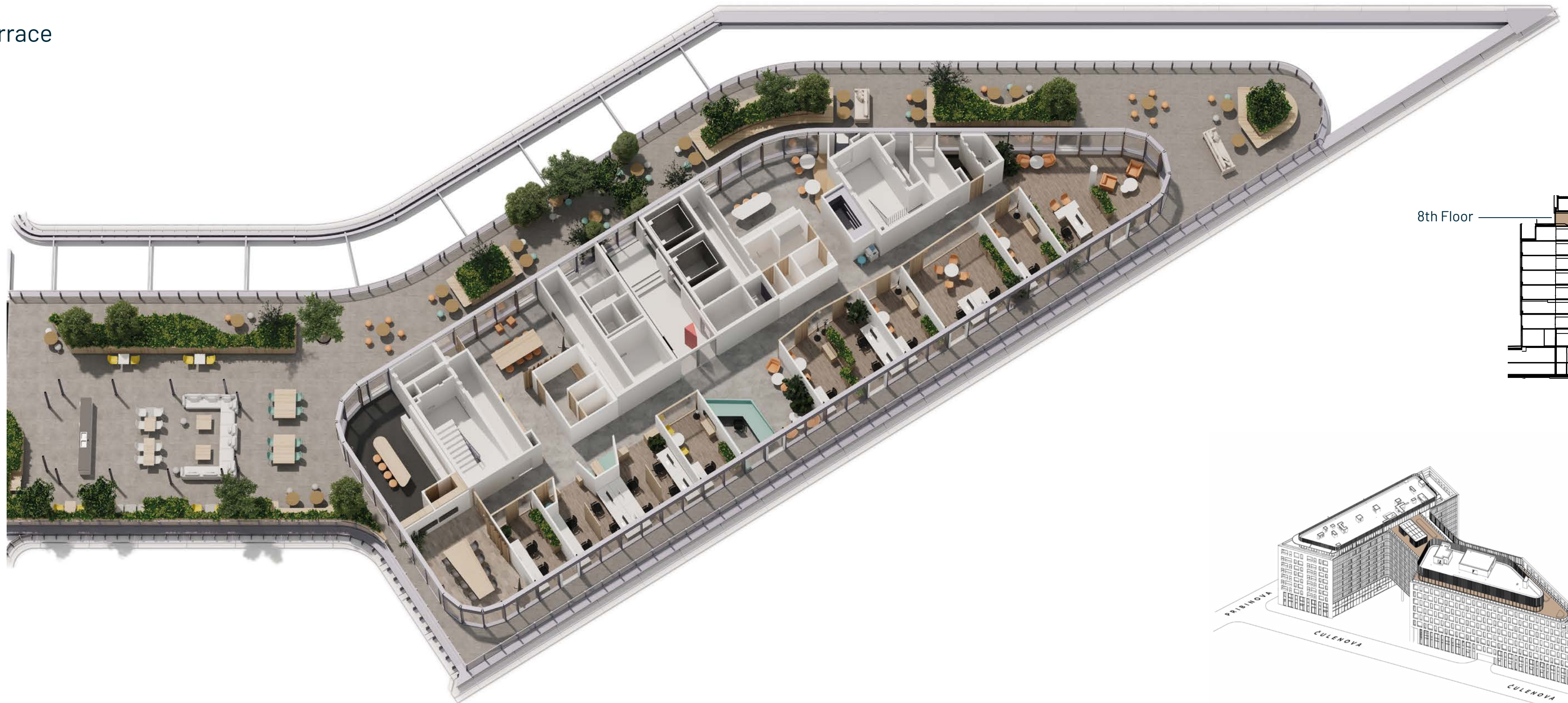




# 8th Floor

**400 sqm**

+ 575 sqm terrace





# Cutting-edge office spaces

The nine-story administrative part of the project aspires to the highest BREEAM sustainability rating, aims for WELL certification in a healthy indoor environment, and targets carbon neutrality in operation. Additionally, it will achieve the highest standard of technological sophistication through SBC smart building certification.

BREEAM







### Hands free

Open doors and turnstiles on approach. Call lifts.



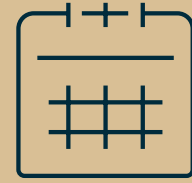
### Bike commute

Book your cycle space and locker. Check shower availability.



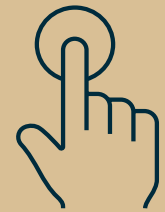
### Environment

Control your workspace's lighting and air temperature.



### Schedule

Book company parties, meeting rooms and rooftop yoga classes.



### Order

Order your parking space when needed.



### Communicate

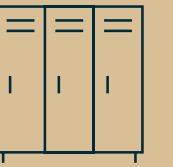
Communication portal between tenant and building manager.







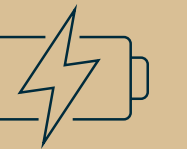
Bike  
parking



Handy  
lockers



Refreshing  
showers



Charge points for e-bikes and  
e-scooters



Dry  
room





## Sustainable

International green certification BREEAM (top rating)

Operational Net Zero Carbon certified

High energy efficiency optimised through smart BMS

Renewable energies – use of photovoltaics

Highly-efficient thermally activated heating and cooling system (TABS)

Charging stations for electric vehicles

Safe bicycle storage, lockers and showers for cyclists



## Location & transport

Everything at the doorstep, city centre within 15 min walk

Right next to Eurovea shopping centre

Danube river within 100 m, 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



## 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 and prevention of glare

Extra provisions for thermal and acoustic comfort

Support for fitness and healthy lifestyles



## 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

Touchless building access



## Unique design

Unique design by Compass Architects

Adjacent public spaces designed by Beth Gali

Quality architectural details and materials

Flexibility of spaces and easy control of indoor environmental conditions

Modern, top quality neighbourhood



## 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



### BREEM 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

The company Slovenské  
elektrárne was awarded  
Office of the Year 2023  
for its space in the  
Pribinova 40 office  
building







STAVBA ROKA  
2023

Pribinova 40  
was awarded  
for exceptional  
construction quality







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