

# We Shape Space

**GANZ  
HOUSE**  
eurovea city



## **Ganz House** offers green boutique offices and exclusive retail spaces.

The eight-story building will provide 10,000 m<sup>2</sup> of the most technologically advanced offices. Thanks to an innovative active core heating and cooling system (TABS), the building is designed to be highly efficient in terms of operations, energy, and cost. The greenest office building in the new downtown aspires to the highest BREEAM rating.

**JTRE**  
OFFICES

## General Information

PROJECT NAME:

Ganz House

ADDRESS:

Pribinova/Čulenova, 811 09 Bratislava

CERTIFICATES:

BREEAM Outstanding, WELL Gold,  
Smart Building Collective, Access4you

PLANNED PROJECT COMPLETION:

2026

TOTAL  
OFFICE AREA:

10 000 m<sup>2</sup>

TYPICAL  
FLOOR AREA:

1 300 m<sup>2</sup>

MIN. AREA  
FOR RENT:

430 m<sup>2</sup>

NUMBER  
OF FLOORS:

8

## Typical Floor Plan







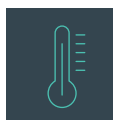
## Standards and Amenities



**OPENABLE  
WINDOWS**



**TABS**



**AIR  
CONDITIONING**



**ELEVATOR**



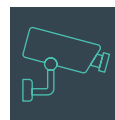
**RAISED  
FLOORS**



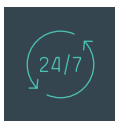
**STRUCTURED  
CABLING**



**RECEPTION**



**CCTV  
SURVEILLANCE  
SYSTEM**



**24/7  
BUILDING  
ACCESS**



**EXTERNAL  
SHADING**



**F&B  
PREMISES**



**BICYCLE  
FACILITIES**



**STORAGE  
SPACE**



**COMMUNITY  
TERRACE**



## Parking

NUMBER  
OF PARKING SPACES:

**94**

PARKING  
RATIO:

**1 : 80**

## Certificates

**BREEAM®**

Outstanding



**SMART  
BUILDING  
COLLECTIVE**

## Leading Companies in Eurovea City



**SLOVENSKÉ  
ELEKTRÁRNE**



**Allianz**

**Deloitte.**

**accace**

**ALLEN & OVERY**

CONTACT PERSON

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OFFICES