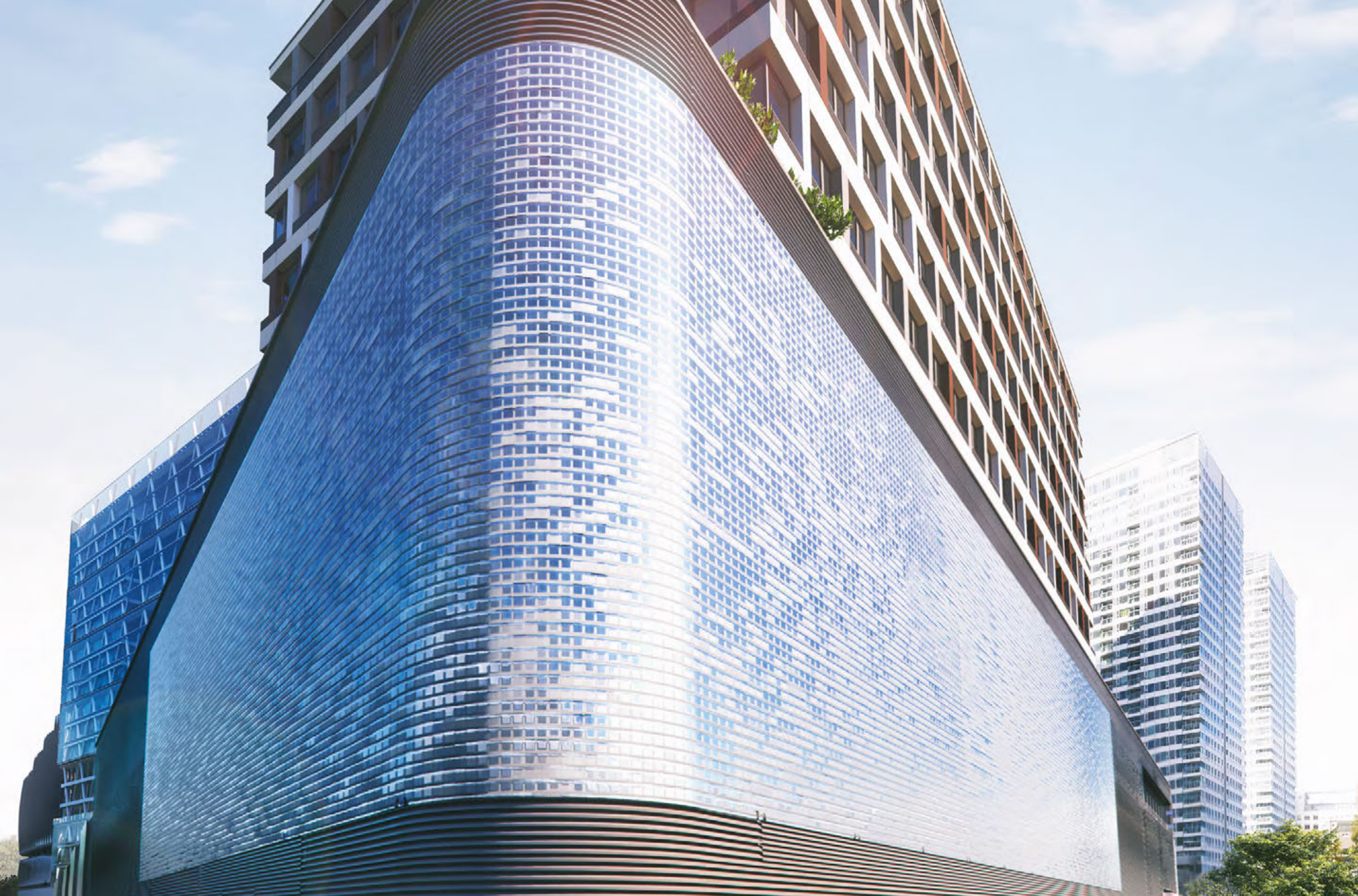




LANDEREROVA | 2
eurovea city





LANDEREROVA **L12** euroveacity

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Landererova 12

L12 is a modern office centre that is designed for a broad range of uses. With multiple options for interior fitouts, individualised design, creative co-working spaces, and airy conference rooms. This building will satisfy the highest contemporary of workplace requirements.

This is double true for any modern business. This office centre will fulfil all the needs of a busy modern city inhabitants. Its proximity to Eurovea City, with numerous amenities and attractive leisure zones provides easy access to everyday essentials. L12's location is a perfect representation of a multi-functional modern bustling district with numerous facilities and services at hand.

Key figures

Project leasable area (incl. add on)	23.650 sq m.
Office leasable area (incl. add on)	22.800 sq m.
Typical floor plate (incl. add on)	2.200 sq m.
Top 3 office floors (incl. add on)	1.230 sq m.
Coffee shop (incl. add on)	83 sq m.
Canteen (incl. add on)	500 sq m.
Storage	268 sq m.
Above ground floors	15
Below ground floors	-1.5
Number of client parking	359
Visitor parking	17

Public rooftop terrace on 12th floor
Sustainability standard – LEED Gold

Bratislava's future of business – here and now.

Since time immemorial, rivers
have been crucial conduits
of a city's life and commerce.
Eurovea City – Bratislava's
dynamic office, retail,

entertainment and residential
district nestling on the bank
of the magnificent Danube
- is growing into a key
European-scale business centre.



New future outlook.

L12 is part of Eurovea City
- connecting the riverfront
with the city centre, and
offering a vibrant location
with a spectacular range
of business, retail and
leisure facilities.

2020 Visualisation of current
and future development

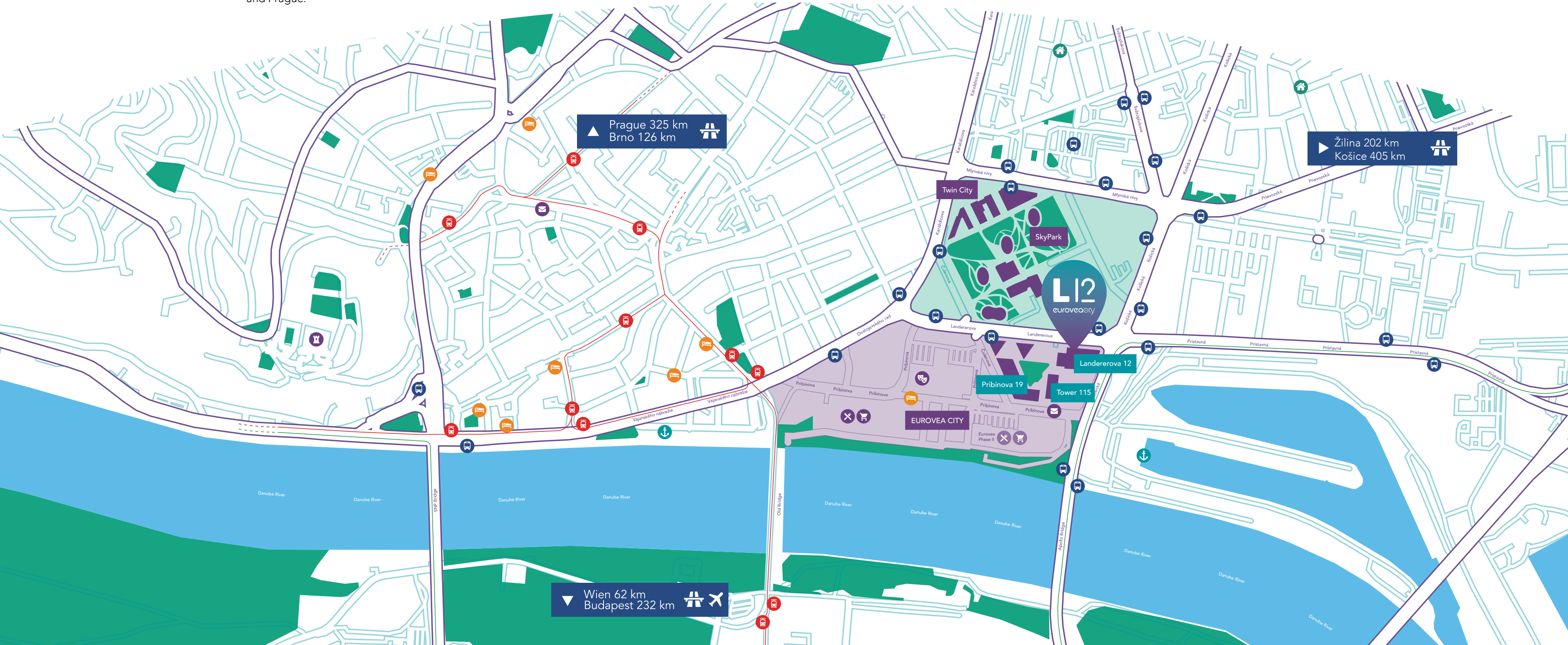
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Business
cooperation
moves ahead.

L12's attractive central location makes it a key business destination with fast and easy access to the international airport and key highway links, as well as key destinations such as Vienna, Budapest, and Prague.

L12 is adjacent to one of the city's key transport hubs, ensuring an efficient way to reach all essential services and entertainment districts.



A new image
of Bratislava.



State-of-the-art
fully animated
facade.

Much more than an illuminated
panel, this impressive e-artwork
displays fascinatingly realistic
images of water ripples, vibrant
nature-inspired motifs,

and other content that reflects
contemporary design and
technology.

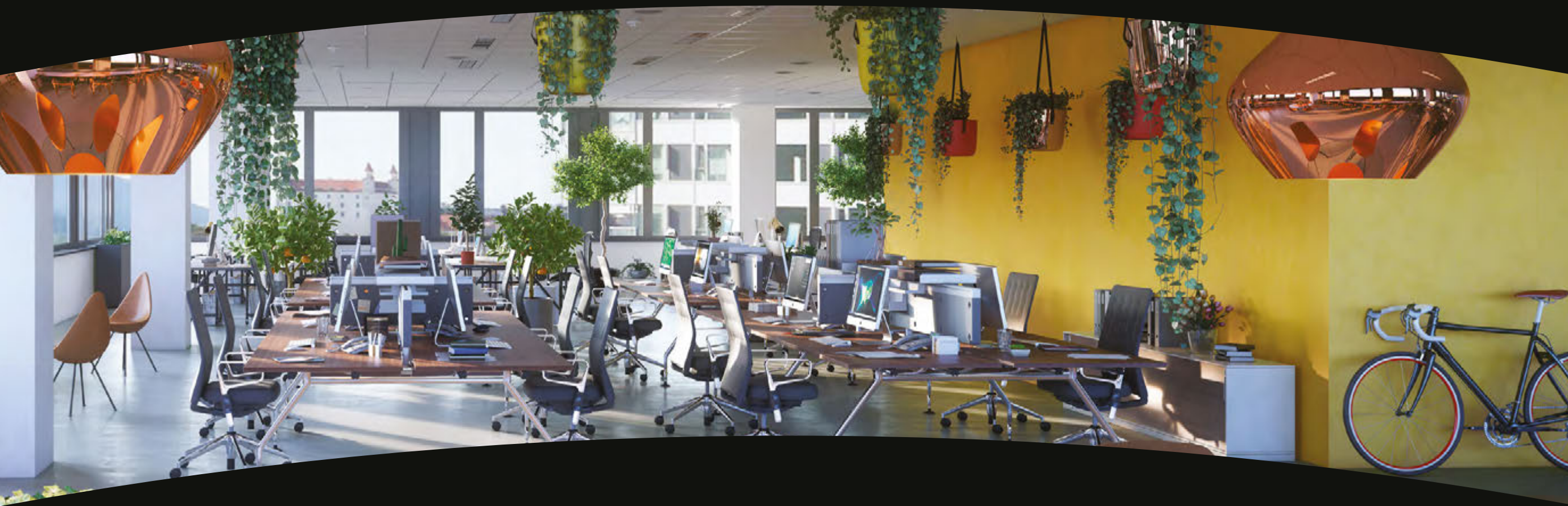


Stunning
panoramic
LED facade
for enhanced
visibility.





New vistas of interior design.



L12's flexible interior design allows space to be tailored to provide the perfect solution for each and every business need: from standard offices to creative co-working open spaces.

New ways to plan space.

Are you seeking a dynamic space that reflects contemporary commercial design or perhaps a more conventional approach?

Landererova 12 office centre offers both contemporary and classical workspace solutions – to meet all your business and networking needs.



A journey
begins when
you arrive.



Today's office
generates
tomorrow's
business.

Fashions change yet class in permanent - classic design is always popular. With simple clean lines and a straightforward approach, these spaces are designed to be timeless and functional in style and usage.

Simplicity is key. By minimising distractions, these workspaces will be appreciated by those seeking to concentrate on the task at hand.

Business visualisation 1
Managerial office with stunning view

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Floor plans
for optimal
space planning.

Business visualisation 2
Open working zone







Creative
space.

Contemporary workspaces reflect the innovative design solutions and trendy style elements resulting from inspirational technological developments.

Flexible workspaces inspire collaboration and socialising.

Creative space visualisation 1
Working and meeting area







A new approach to employee wellbeing.

Everybody needs somewhere to unwind. The roof terrace provides a perfect hideaway from the city centre's hustle and bustle, and so much more.

Ascend to the 12th floor and enter a peaceful realm with magnificent views. Whether you need to re-energize or just slow down and relax, you'll find everything you're looking for.

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Visualisation
of wellbeing studio

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Rooftop terrace

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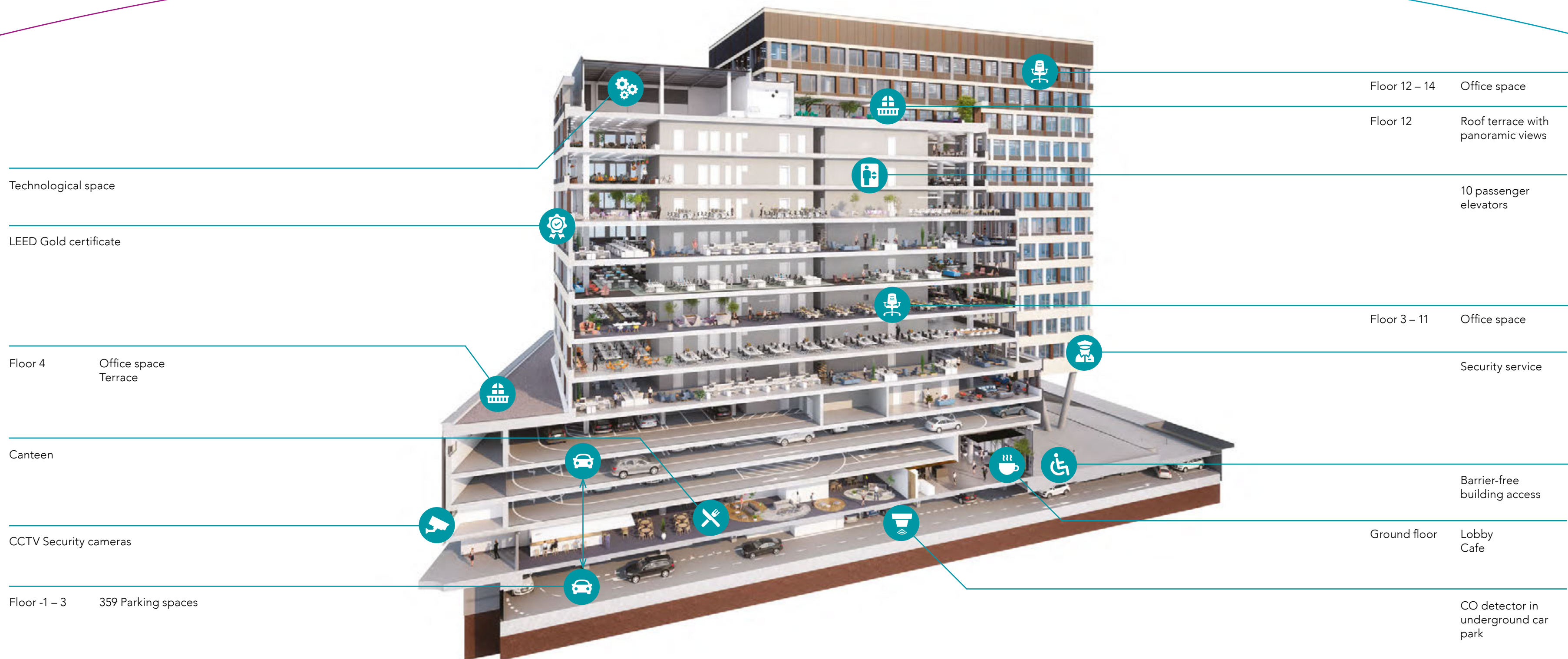


Your office space - reimagined.

Easy access for all - practical and convenient however you travel. L12 is great for commuting by bicycle or car - with plenty of parking available. Tenants' employees and visitors can also enjoy a wide range of services

including gym, food court, cafés, terrace, and relaxation zone. Each leasable floor is fully customizable according to clients' wishes, and can be adjusted depending on the workspace units needed.





Cooling and heating with two-pipe fan coil units and parapet radiators

Acoustic ceilings

Sprinkler system

Forced ventilation with fresh air exchange

Openable windows natural ventilation

Office module 2,7 m

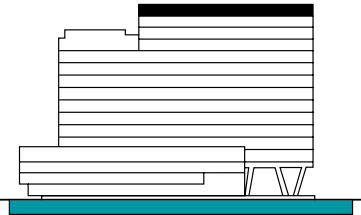
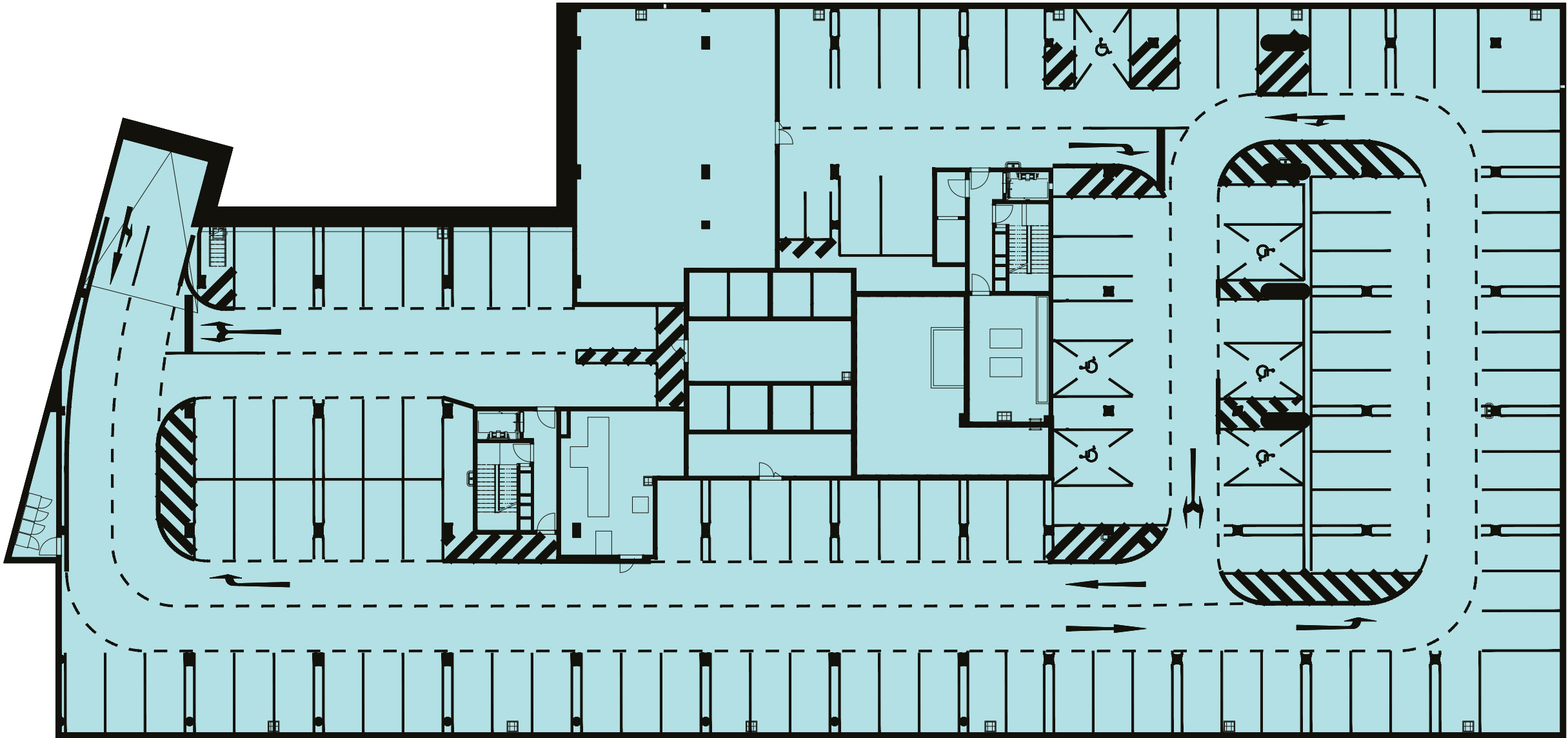
Data and heavy current cabling contained within floor boxes

Double floor



Košická

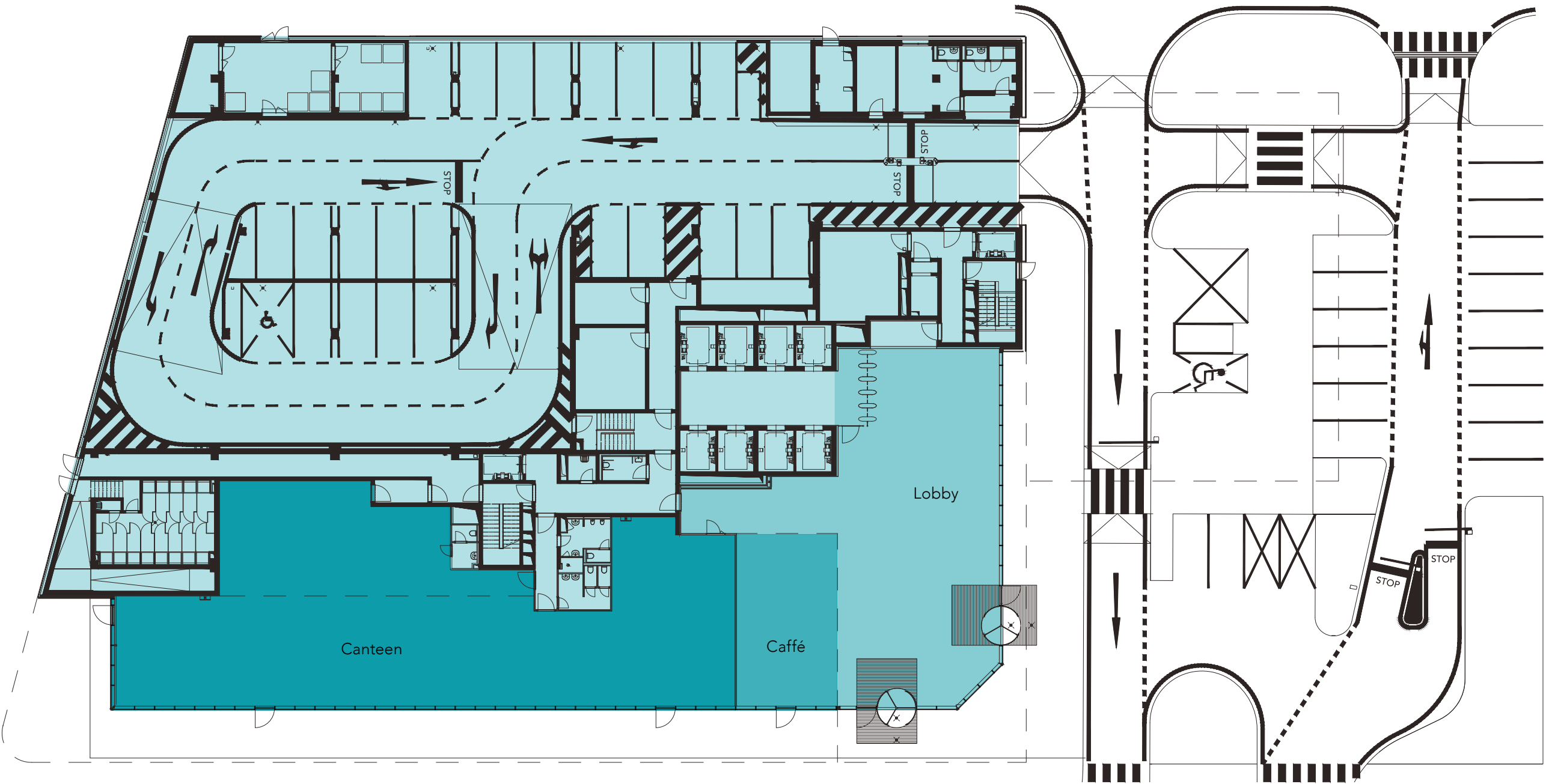
Landererova



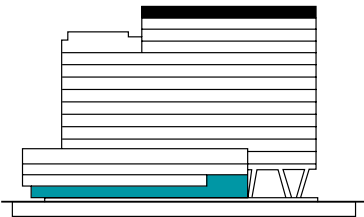
Ground floor

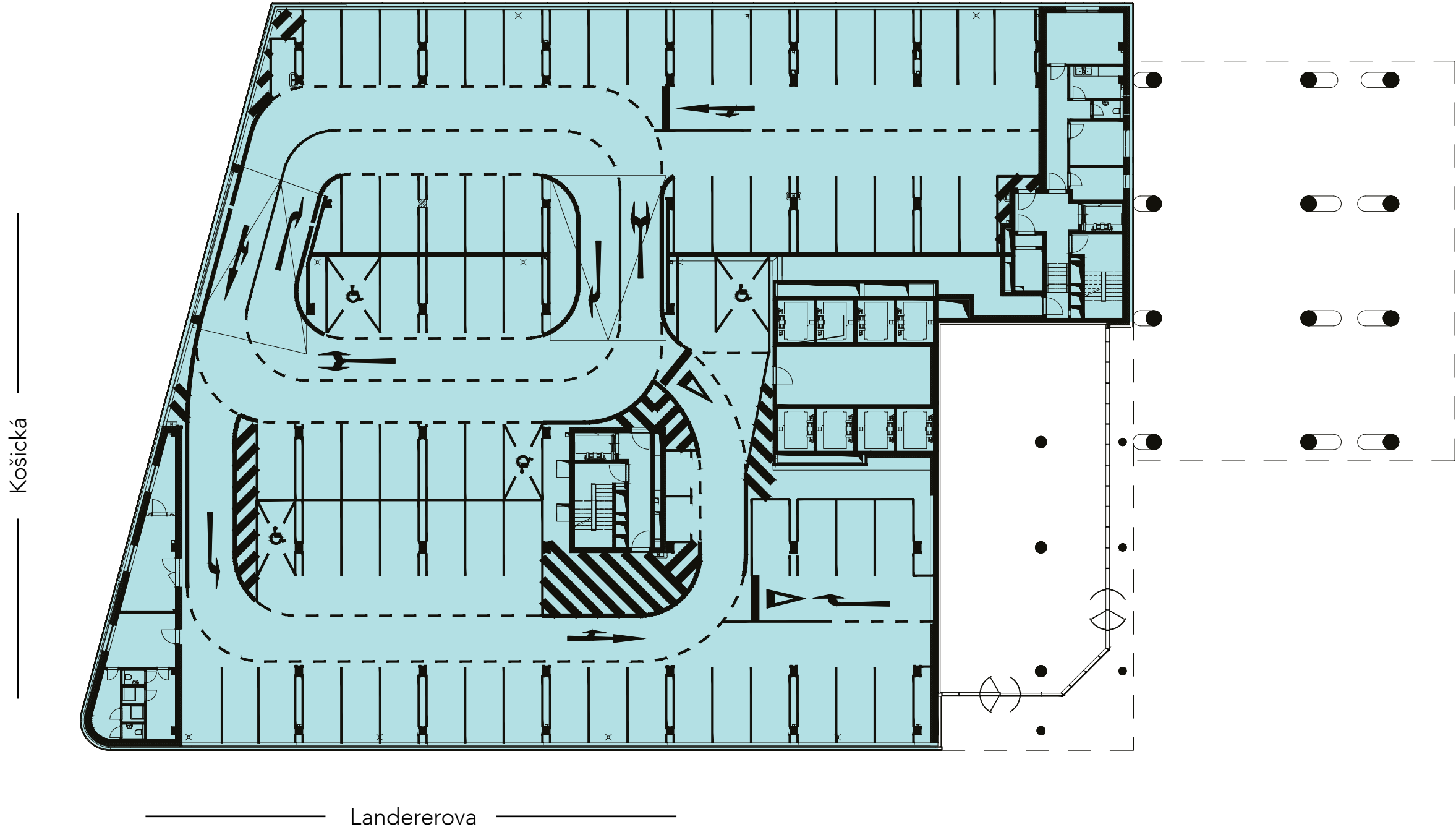
Cafe	79 sq m.
Canteen	477 sq m.
Parking spaces	23
Visitor parking	17

Košická

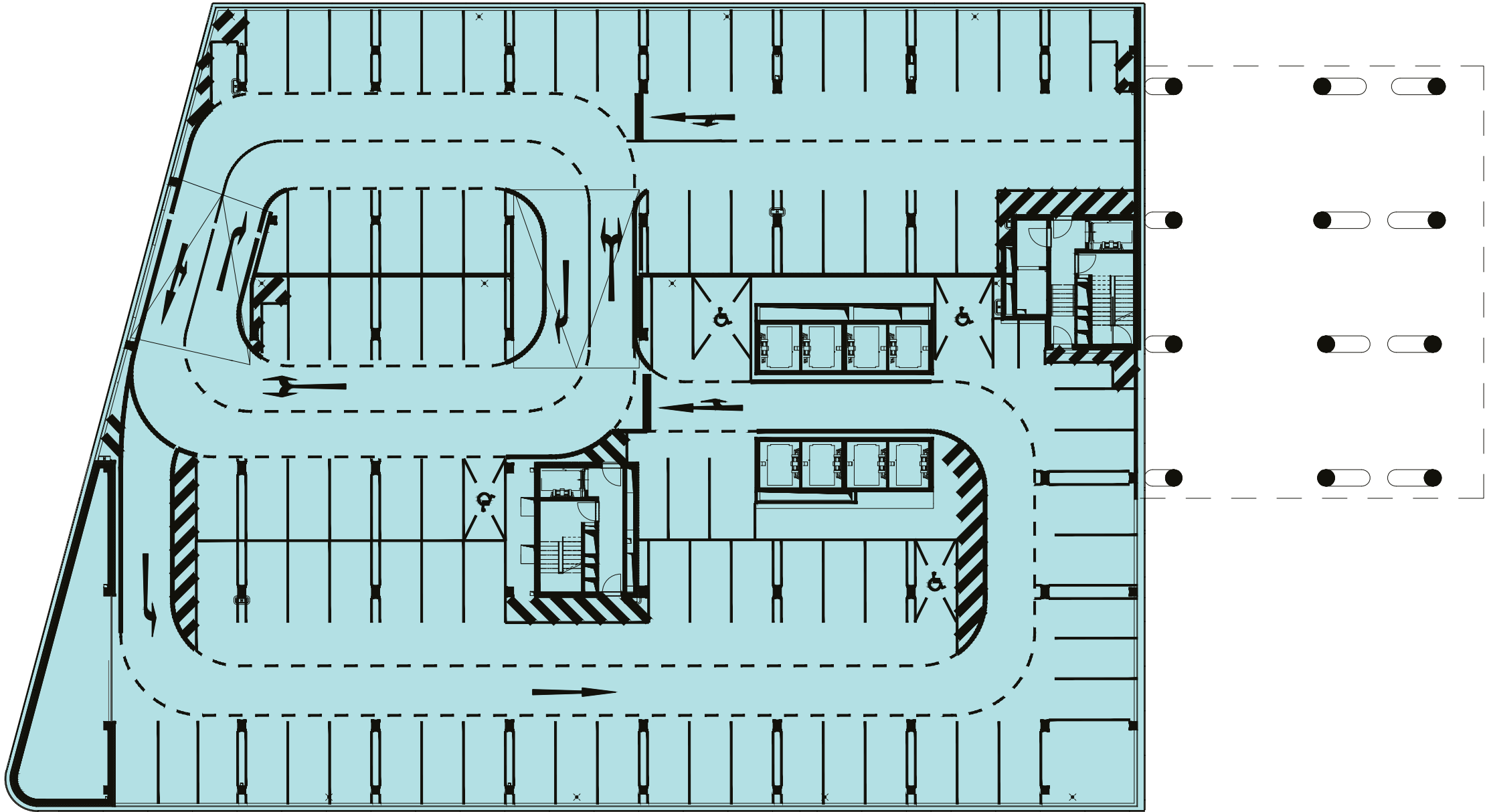


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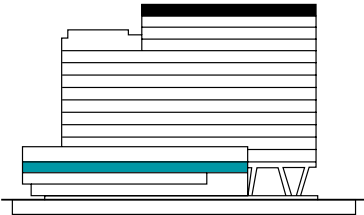




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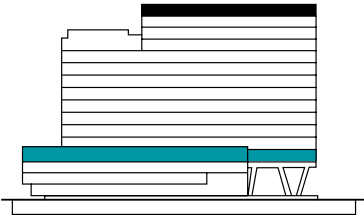
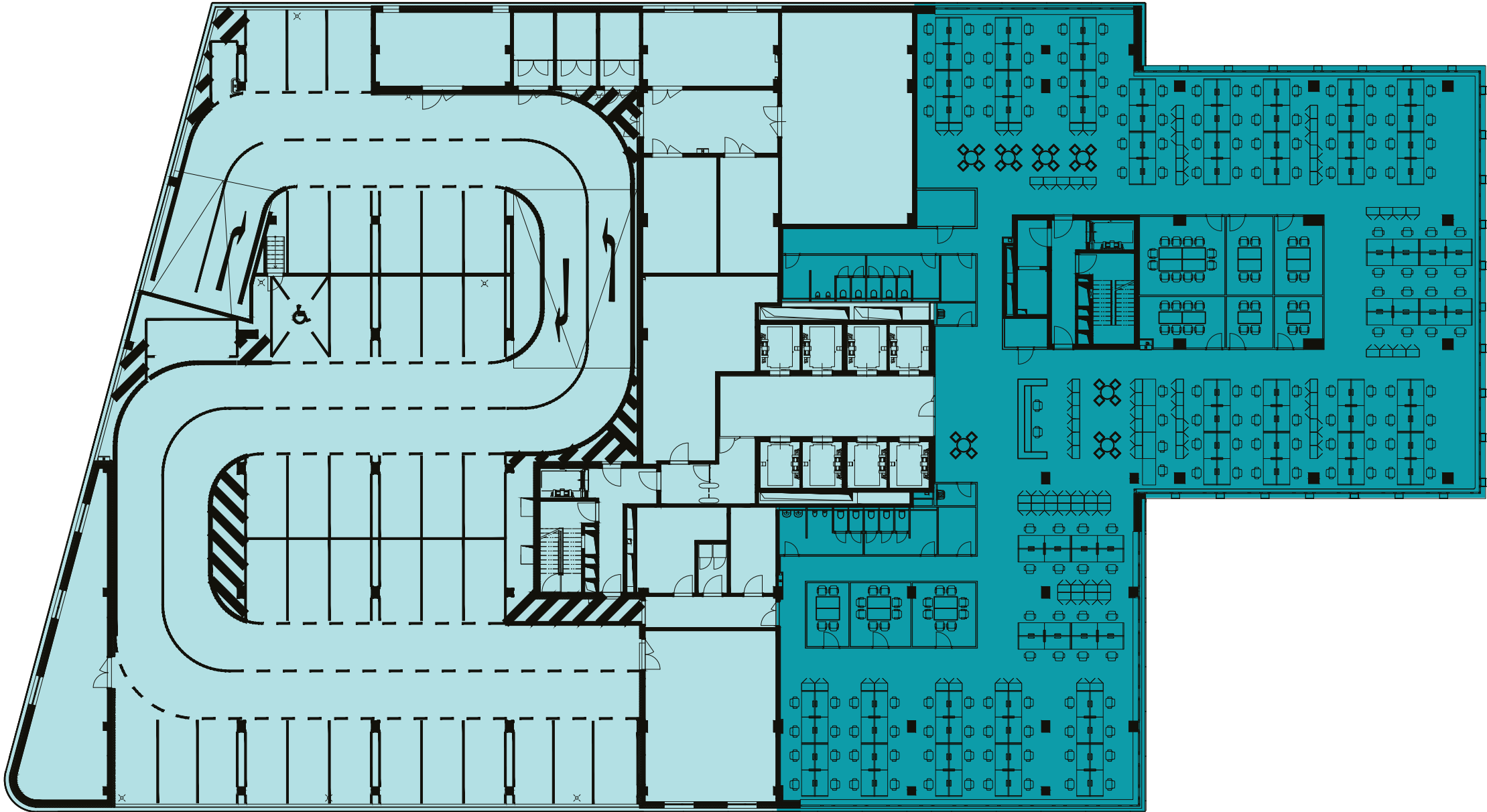


Floor 3

Net office area 1282 sq m.
Storage 182 sq m.
Parking spaces 38

Košická

Landererova

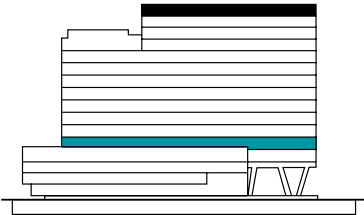
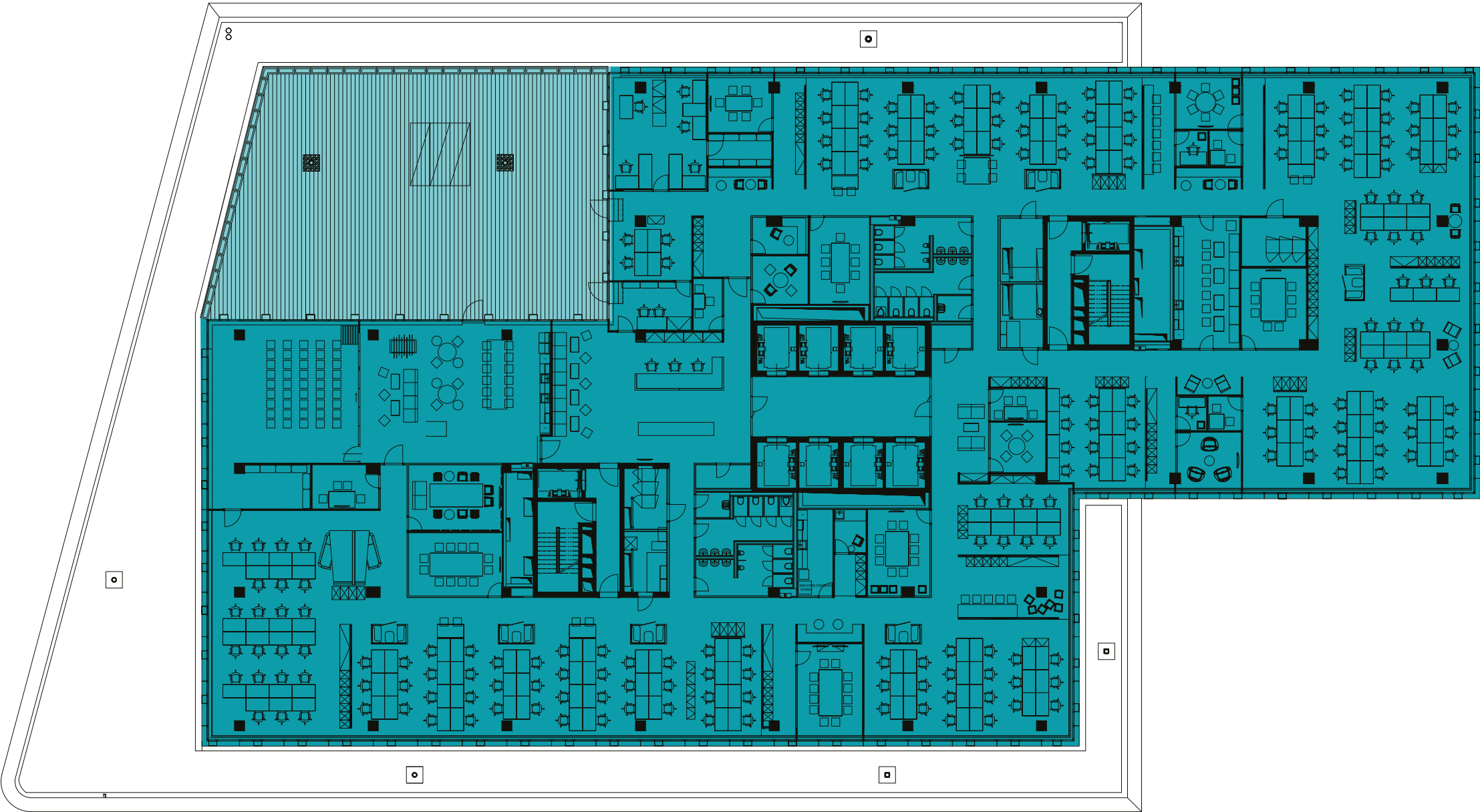


Floor 4

Net office area 2 103 sq m.
Terrace 334 sq m.

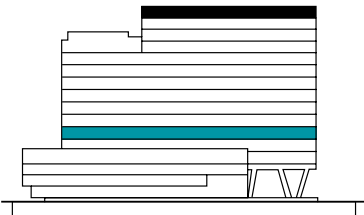
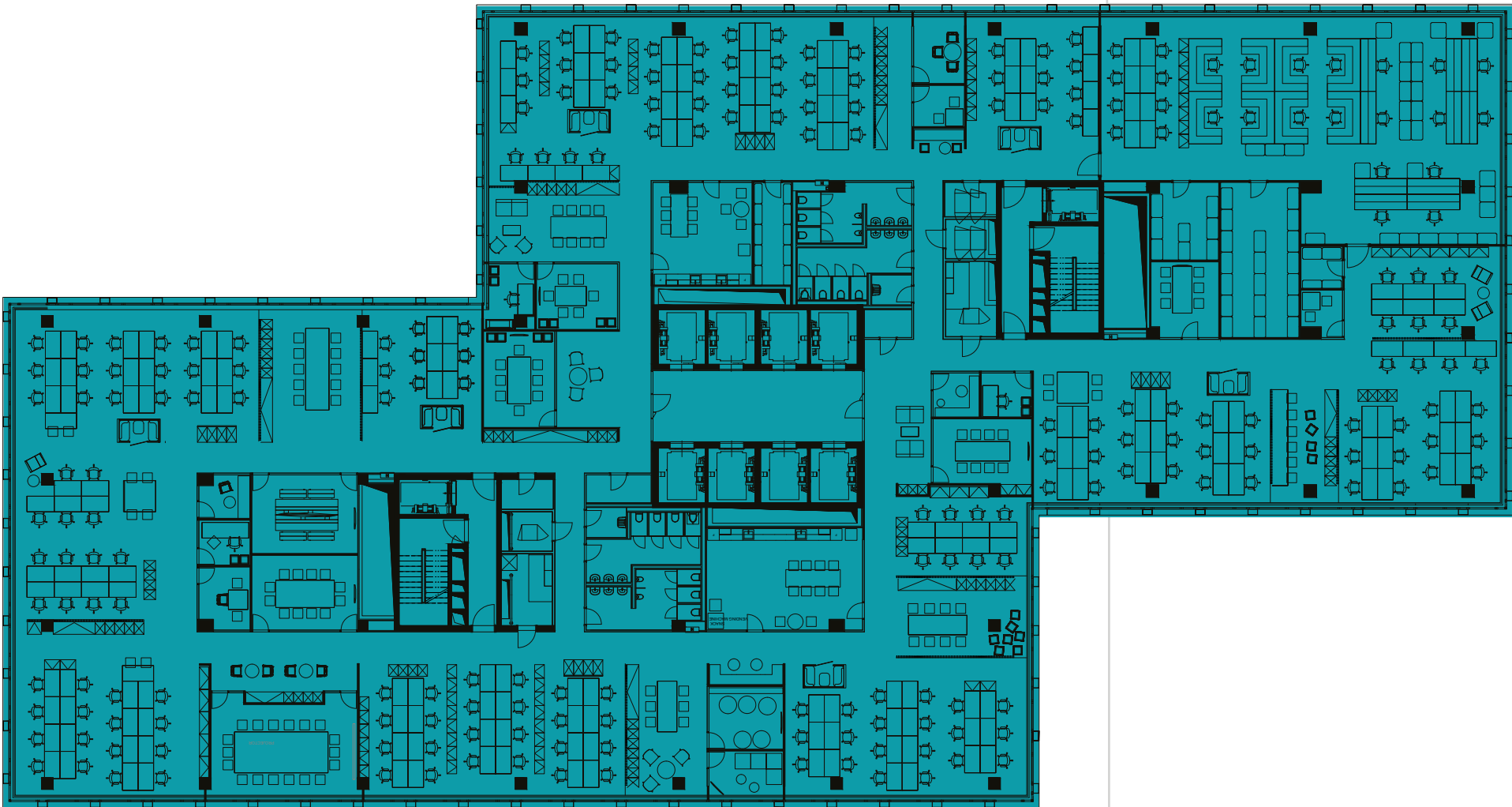
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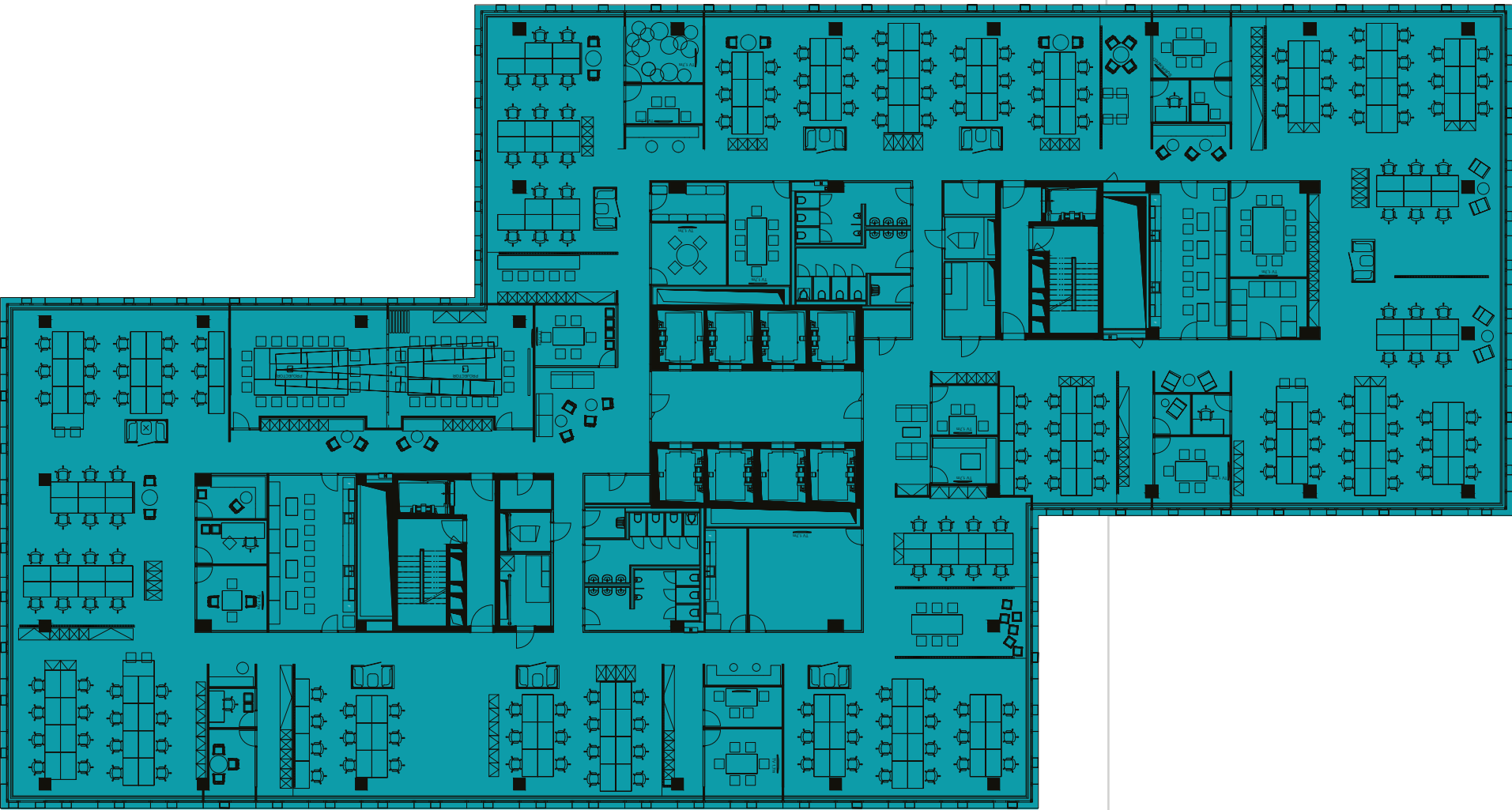


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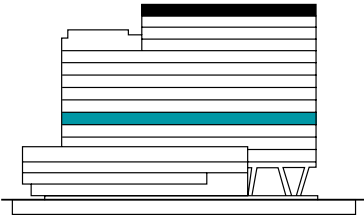
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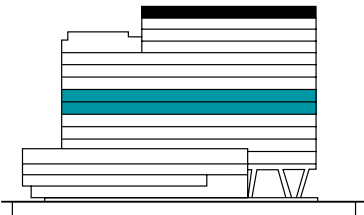
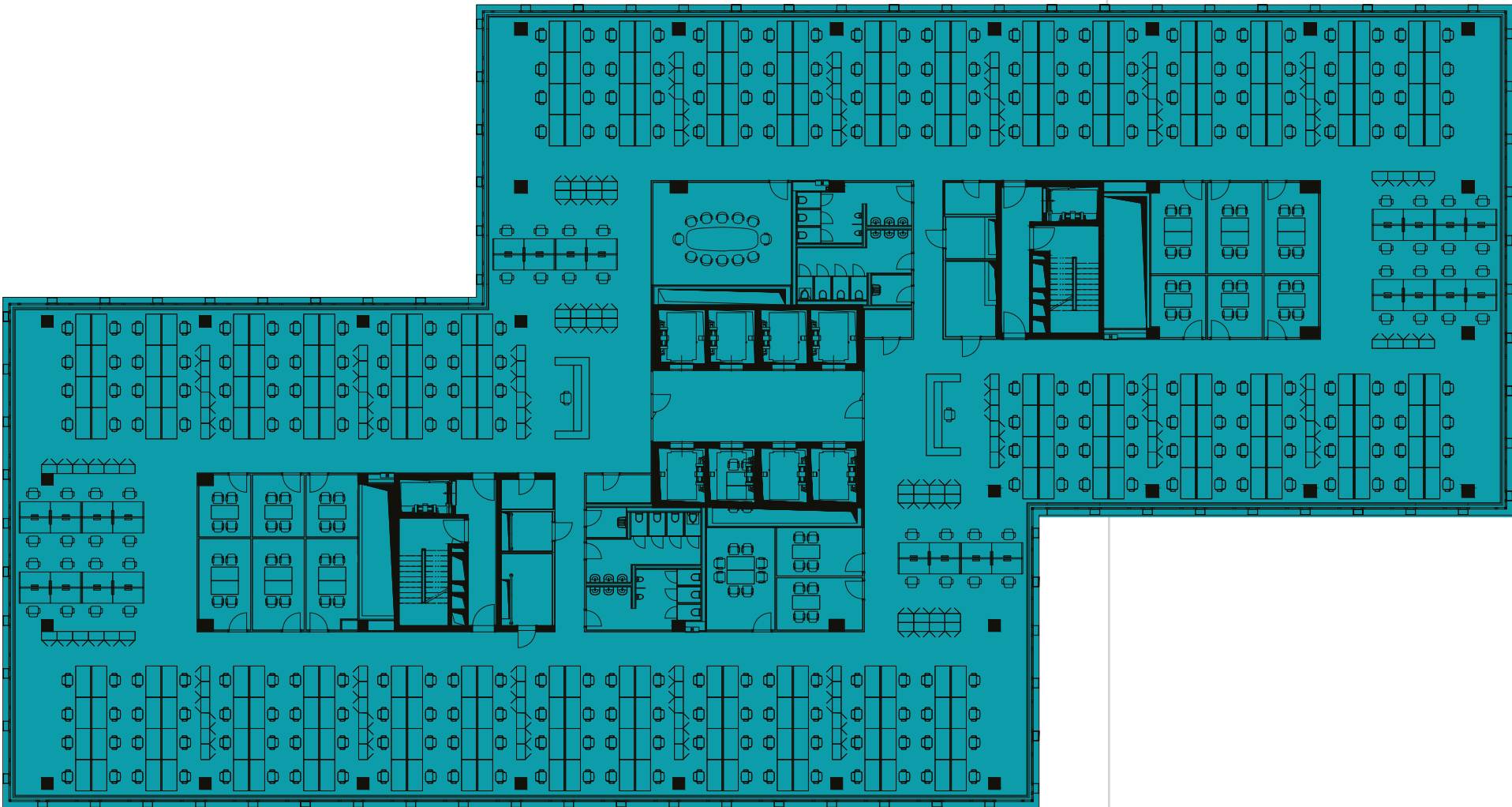


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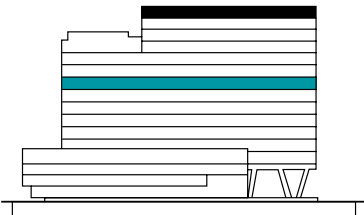
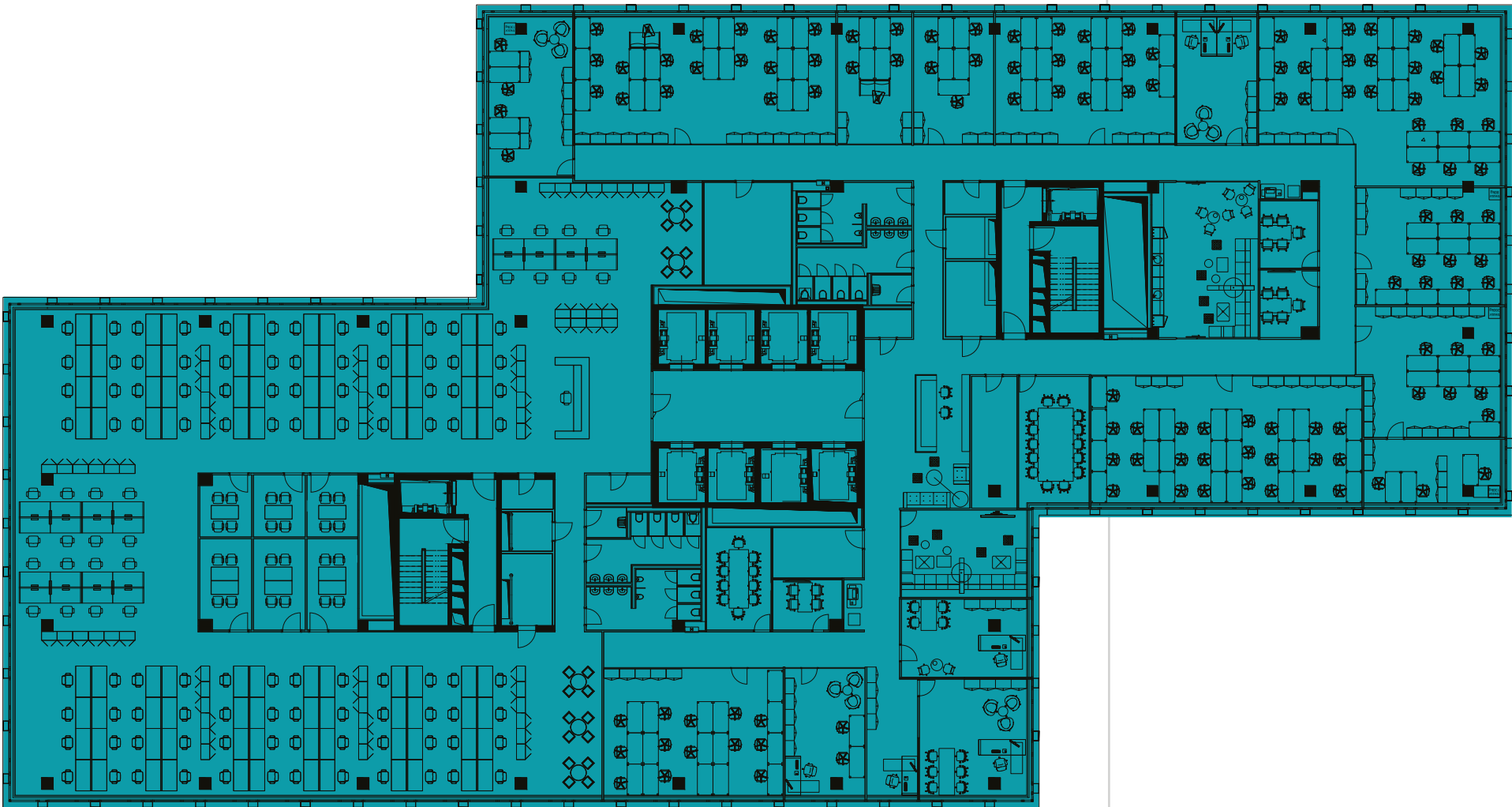
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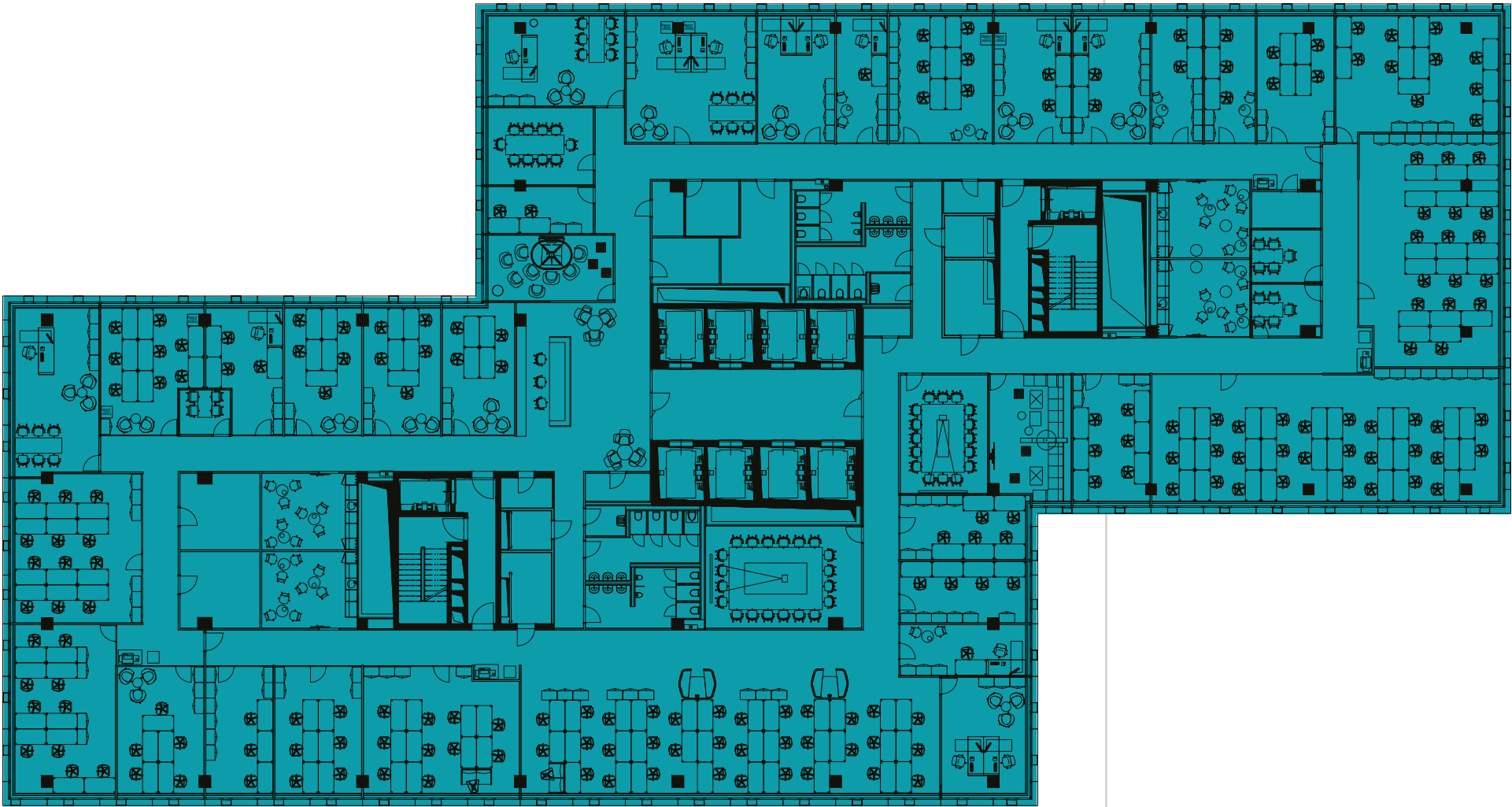


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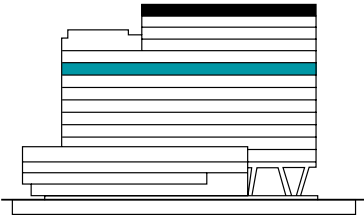
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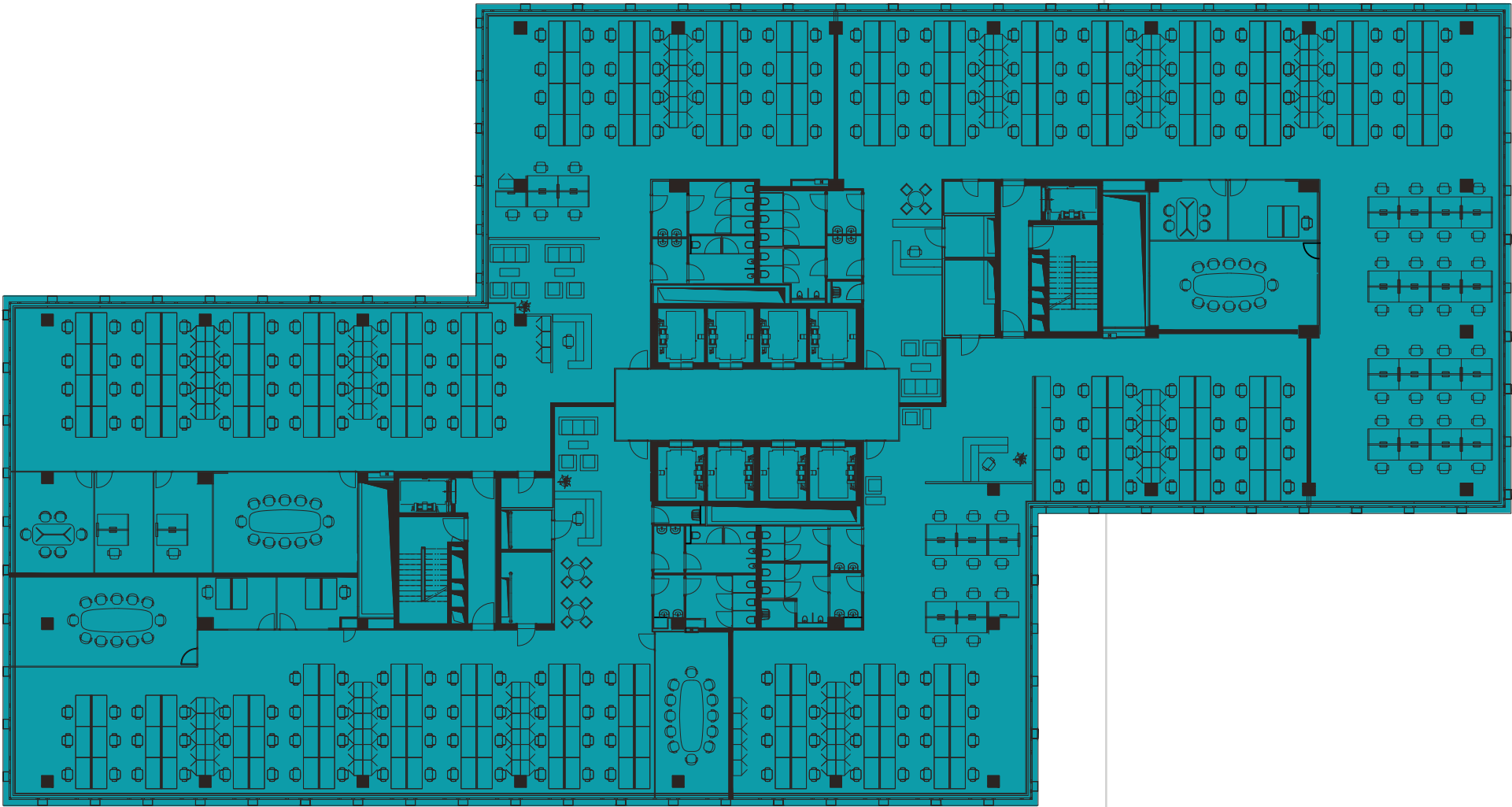
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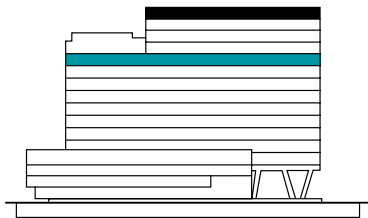
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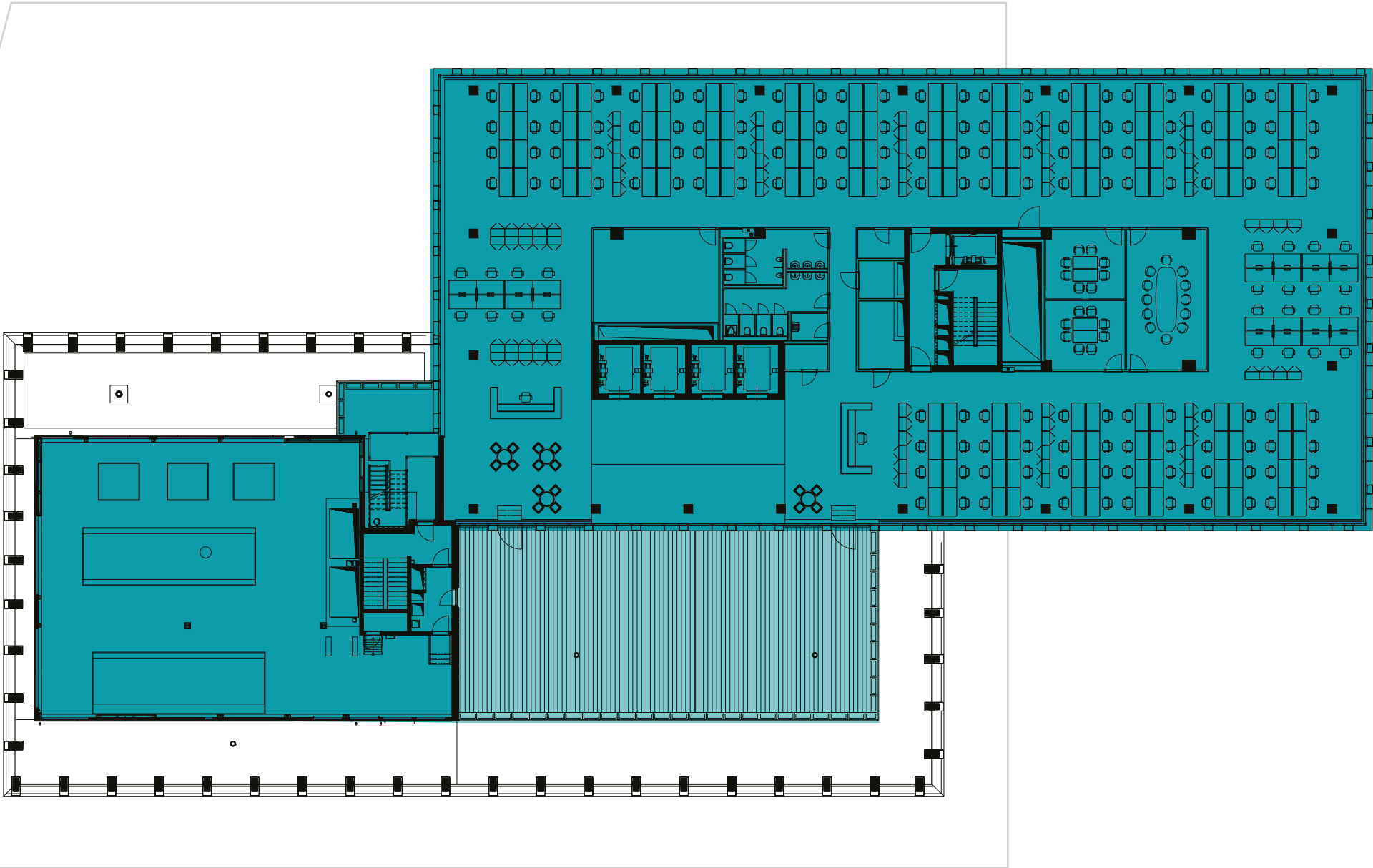
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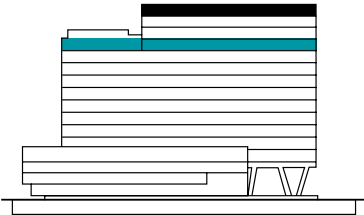
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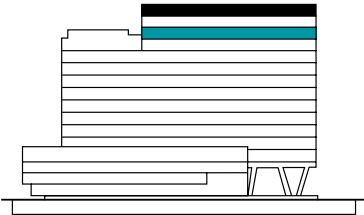
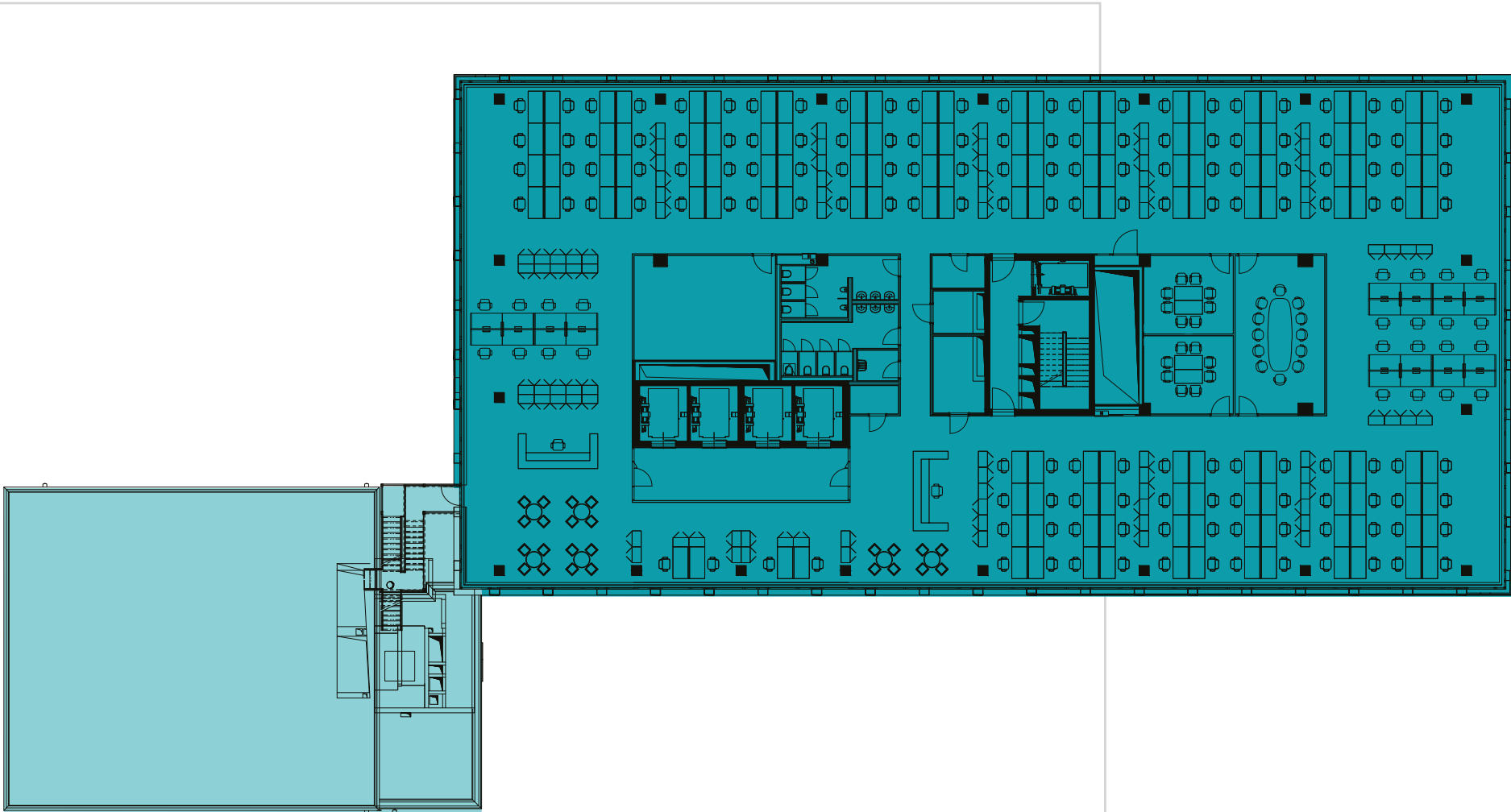


Landererova



Košická

Landererova



Košická

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