

WRITTEN BY

CRESCO
REAL ESTATE

BUSINESS OPPORTUNITY IN KOŠICE'S OLD TOWN

OPTIMAL CITY CENTER LOCATION

Mlynská Bašta is ideally located at the popular thoroughfare of Továrenská and Štefániková streets – where businesses can leverage the purchasing potential of daily footfall in the tens of thousands attracted by retail, entertainment, and work. “The complete reconstruction sought to retain and accentuate Mlynská Bašta’s attractive historical character to seamlessly complement the locality’s contemporary architecture,” says Michal Pauer, CRESCO REAL ESTATE’s sales director.

MLYNSKÁ BAŠTA’S ILLUSTRIOUS STORY

Originally part of the city’s fortifications, Mlynská Bašta’s military function declined as Košice outgrew its historic walls, and the famous building in Mariánsky dvor was repurposed for the industrial production of leather goods and ceramics. The city’s older residents fondly remember the historic Mariánsky dvor area, and its inspired reconstruction is giving long-forgotten Mlynská Bašta a new lease of life. The new business premises are entered via the idyllic inner block of the new Mlynská Bašta residential building, which includes 134 stylish apartments. “After decades of decay,

Mlynská Bašta has been reimagined as a unique concept with unique historical business premises. Since we completed the residential project four years ago, a pleasant community has flourished which complements Mariánsky dvor’s original buildings,” adds M. Pauer.



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MICHAL PAUER



BUSINESS EXCLUSIVITY DELIVERS EXCELLENCE

Mlynská Bašta has four distinct spaces, each including a spacious storage area. “Its former military usage means

that the building has extensive cellars – these were originally used as an arsenal and subsequently as factory production storage,” explains M. Pauer.

Tracts A, B and C are still available, with floor space ranging from 126 sqm to a spacious 164 sqm, and corresponding cellar areas from 109 sqm to 147 sqm. “Clients can also put their vision into practice with bespoke layouts. Having undergone complete reconstruction, the building is finished to shell and core condition,” concludes M. Pauer. The building’s impressive exterior aesthetic was fully consulted with the Košice Regional Monuments Office and includes a restored façade, new green roof with hydro and thermal insulation, as well as new casement windows and doors.

UNITS ARE FILLING FAST

Mlynská Bašta’s first commercial space has been taken by SloCZ Slovak & Czech design – with its new brick-and-mortar concept store opening soon.

Looking for distinctive commercial spaces for unique retail concepts in central Košice? Historic Mlynská Bašta in Mariánsky dvor ticks all the boxes – a charismatic centuries-old building that has impressively returned to form after decades under the radar.



Interested in Mlynská Bašta commercial property?

Contact CRESCO REAL ESTATE at cresco@cresco.sk.