

# Slovakia Real Estate Report Q1 2015

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## Abstracts

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**BMI View:** We are witnessing high levels of development in the commercial real estate market in Slovakia as strong internal demand supports growth in the high end retail segment, among others. However, activity in the commercial rental market remains more subdued as high levels of supply and an uncertain eurozone economy leads to caution and a lack of rental rate growth.

Slovakia's commercial real estate market has been one of the success stories of the post-communist era as economic expansion and significant growth in income levels and private sector spending have fuelled demand for modern commercial space. The Slovak economy grew by an annual average of 8.5% year-on-year (y-o-y) between 2005 and 2007, with a strong macroeconomic backdrop driving development of the retail sub-sector in particular as income levels have come increasingly into parity with those of Western European markets. A flurry of new shopping centre developments has ensued, including the country's first fashion outlet, delivering in late 2013. Meanwhile, the industrial and office segments have been the recipients of increasing levels of international investment, reflecting Slovakia's advantageous geographical location at the crossroads of Central, Eastern and Western Europe. The logistics sector in particular has witnessed considerable growth as companies look to gain access to the region's main transport corridors.

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