

## 2-bedroom apartment Gaštanová, Bratislava-Staré Mesto

**380 000 €**



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - 3-ROOM APARTMENT FOR SALE IN THE PROJECT GAŠTANOVÁ/RESIDENCE HORSKÝ PARK

Real estate agency HERRYS offers exclusively for sale a 3-room apartment in a newly completed new building on Gaštanová Street.

The apartment is located in a new building with only 12 apartments, with its own underground parking garage and is located on the 2nd floor/1. floor. The apartment has a balcony measuring 4.1 m, on which frost-resistant tiles are laid. The windows are aluminum with triple insulating glass.

Two other apartments are also available:

- 3-room apartment with an area of 67.5 m<sup>2</sup>, which includes two front gardens with a total area of 129.6 m<sup>2</sup> and a cellar with an area of 3.25 m<sup>2</sup>;
- 3-room apartment with an area of 68.6 m<sup>2</sup>, which includes a front garden with an area of 58.7 m<sup>2</sup> and a cellar with an area of 3.25 m<sup>2</sup>.

## DISPOSITION

The apartment is entered in the corridor of the night part, which consists of a space for a wardrobe, a separate toilet, a bathroom with the possibility of installing a bathtub and a shower corner, and two separate bedrooms.

In both bedrooms, there is enough space for storage, a double bed or a children's room.

The windows have a lowered sill and allow beautiful views of the surrounding greenery or the quiet inner block.

The living room consists of a kitchen with a kitchen island, space for placing a dining table and a living room. The living room opens onto a balcony with an area of 4.1 m<sup>2</sup> and sufficient depth for placing a table and chairs.

The apartment is sold in the holobyt standard, i.e. with wall finishes in living rooms, with switches, low-current and



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high-current distributions and preparation for media inlets and waste outlets. the estimated cost of furnishing the apartment is approx. 20,000 EUR.

When buying an apartment, 2 parking spaces are mandatory, while 1 is included in the selling price of the apartment. the sale price also includes a cellar dungeon.

The price of the parking space is 19,900 Euros including VAT.

## LOCALITY

The apartment is located in a new building on Gaštanová street, with a pedestrian entrance from Gaštanová street. the parking lot of the house is accessible from Senická Street, or the outdoor parking is located directly in front of the house on Senická Street.

The location has a village character with excellent accessibility, within walking distance to the Romantika restaurant, the elementary school on Dubová Street, which is "around the corner", or the trolley bus stop within 1 minute on foot.

Nearby tennis courts or a mountain park are ideal for spending free time.

## BENEFITS

- quiet residential location in the zone of family houses
- new construction
- the possibility to furnish according to your own ideas



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- parking in the underground garage
- the amount of greenery
- excellent accessibility and transport connections for pedestrians, public transport and personal transport

## PRICE

Price: 380 000,-EUR

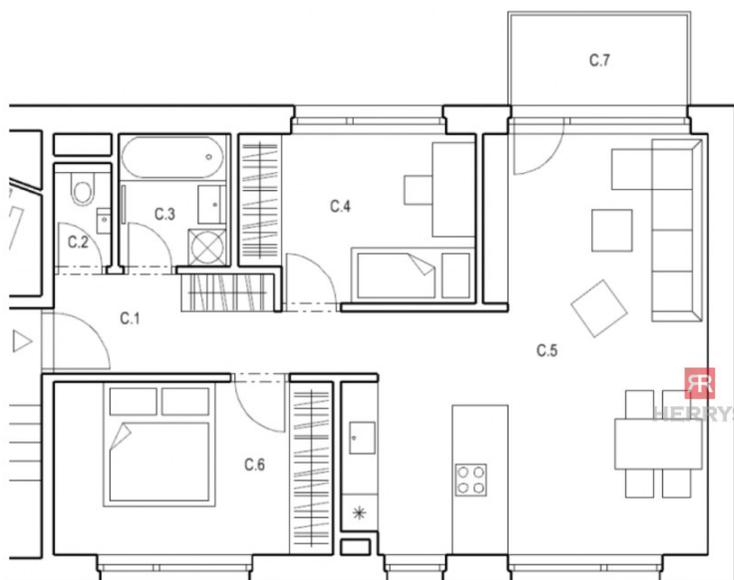
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podlažie : **2.NP**  
počet izieb : **3 izbový**

LEGENDA MIESTNOSTÍ		
č.m.	Názov miestnosti	plocha [m <sup>2</sup> ]
C.1	Vstup	7,40
C.2	WC	1,50
C.3	Kúpeľňa	3,70
C.4	Izba	10,00
C.5	Denný priestor	32,50
C.6	Spáľňa	12,50
C.7	Balkón	4,10
Spolu :		67,60

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