

2-bedroom apartment Gaštanová, Bratislava-Staré Mesto

440 000 €



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 1st floor/groundfloor

The apartment has a front garden of and a cellar with an area of 3.25 m2 located in the basement of the apartment building.

DISPOSITION

The apartment consists of an entrance hall, from which you can enter a separate toilet and a living room, and there is enough space to create a built-in wardrobe.

The living room consists of a living room, a kitchen and a dining area with access to the exterior of the front garden. The kitchen line can be designed in a set together with a kitchen island. From the living room you enter the space intended for 2 bedrooms and a bathroom. From one of the bedrooms there is an exit to the front garden facing the inner block. In both rooms, there is also enough space for wardrobes, the placement of a double bed or sets of a children's room. The windows are French and provide enough light in the apartment with beautiful views of the surrounding greenery or the quiet inner block.

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



Katarína Matzenauer

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

When buying an apartment, it is mandatory to purchase a parking space in the underground garage, the price of which is EUR 24,900 including VAT. The sale price of the apartment includes a cellar

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
- large front garden, allowing you to create an aesthetic environment with greenery or engage in a gardening hobby
- aluminum windows with insulating triple glazing
- preparation for air conditioning



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- the possibility to furnish the apartment according to your own wishes
- parking in the underground garage
- extra storage space in the basement of the house
- a lot of greenery
- quick access to the city center
- excellent transport connections to the city
- bypass civic amenities nearby

PRICE

Price: 380 000,-EUR

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REZIDENCIA
HORSKÝ PARK

byt : **01.A**



podlažie : **1.NP**
počet izieb : **3 izbový**

LEGENDA MIESTNOSTÍ		
č.m.	Názov miestnosti	plocha [m ²]
A.1	Vstup	9,21
A.2	WC	2,10
A.3	Denný priestor	29,20
A.4	Chodba	1,60
A.5	Spálňa	12,10
A.6	Kúpeľňa	4,10
A.7	Izba	10,40
	Záhrada	58,70
	Spolu :	68,71

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