

## 3-bedroom apartment

### Olbrachtova, Bratislava-Nové Mesto

**269 000 €**



Business name: **HERRY'S 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 - FAMILY LIVING WITH EXCEPTIONAL VALUE - 4-ROOM DUPLEX WITH ATTIC IN NOVÉ MESTO

**HERRYS real estate agency** offers **exclusively** for sale a spacious **4-room duplex** in a quiet area of **Nové Mesto - Mierová kolónia**, which is popular especially among families for its community atmosphere and abundance of greenery.

The apartment is located on the 3rd floor without an elevator and represents **a great ratio of price, space and quality** - few properties in Bratislava today **offer more than 110 m<sup>2</sup> of living space, a balcony and an attic for a comparable price**. This is an ideal solution for families who do not want to compromise between city living and the comfort of a family home.

total area: 113.37 m<sup>2</sup> (apartment 110,92 m<sup>2</sup> + balcony 2,45 m<sup>2</sup>) + attic above all the apartment

orientation: southeast and northeast

monthly costs: 118 EUR administrator + 75 EUR electricity

## DISPOSITION

1st floor: entrance hall, bathroom with toilet, living room, kitchen, balcony

2nd floor: 3x bedrooms (2x with wardrobe), WC

## LOCALITY

The apartment is located in the local part of **Nové Mesto - Mierová kolónia**, which today is registered as a real monument by the Municipal Institute for the Protection of Monuments. It is located between two key streets -



**Miroslav Daněk**

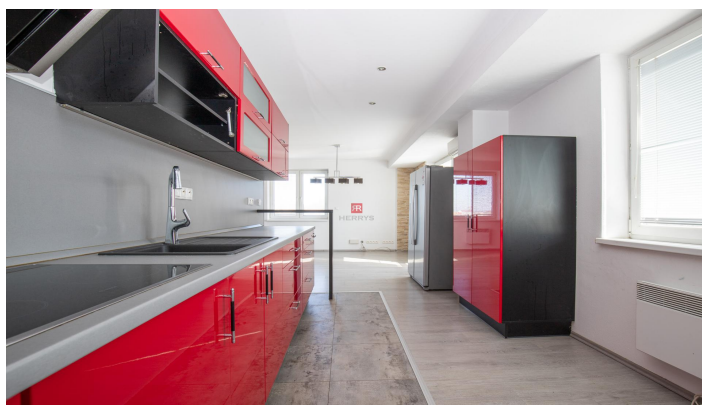
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Ad ID: MID294

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**Vajnorská and Rožňavská.** Nearby there is complete civic amenities in the **VIVO! shopping center**. Within walking distance is the Magnetová tram stop, the National Bowling Center, the Waldorf Private Elementary School, and the CrossFit Proton gym, grocery store (on the ground floor of apartment house).

## BENEFITS

- air-condition
- quiet location
- public transport nearby
- spacious apartment
- extension of the house from 2015
- fully furnished and equipped
- attic about all the apartment
- easy parking

## PRICE

269 000 EUR (including professional services and real estate commission)

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