

3-bedroom apartment Olbrachtova, Bratislava-Nové Mesto

299 000 €



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 - FOR SALE, 3 BEDROOM MAISONETTE IN AN EXTENSION OF BUILDING - MIEROVÁ KÓLÓNIA, WITH GARDEN

HERRYS real estate agency offers **exclusively** for sale a fully furnished 4-room maisonette in an extension of an apartment building in **Ružinov - Mierová kolónia**. The apartment is located on the 3rd floor **without an elevator**. There is attic above all the apartment. Possibility to buy rental rights for the garden next to the apartment house. Expert testimony from June 2023 is also available.

total area: 113.37 m² (apartment 110,92 m² + balcony 2,45 m²) + 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 - **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).



Miroslav Daněk

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Ad ID: MID294

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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

299 000 EUR (including professional services and real estate commission)

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