

2-bedroom apartment Palisády, Bratislava-Staré Mesto

499 000 €



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



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Real estate agency HERRYS offers exclusively for sale **a beautiful spacious 3-bedroom apartment in an attractive location in Palisády with a view of the Bratislava Castle directly from the living room windows. The uniqueness** of this apartment is underlined by its **luxurious complete reconstruction, uniform design in individual rooms, the use of quality materials and above all the emphasis on details.**

The apartment is located on the elevated ground floor of a 4-storey brick apartment building built in 1923. **In 2015-16 it underwent a complete reconstruction**, materials and elements of the **highest quality** were used: genuine Italian marble and wood "beech coffee with silk lacquer" on the floors, custom-made solid wood furniture, stained glass on the doors, etc.

Technical details of the apartment: Own electric boiler for hot water, electric underfloor heating throughout the apartment - DEVI mats with thermostat in each room, "Next" security entrance door with security frame specially anchored to the door opening, "Liporta" coffered door frames and wardrobes in the same design, all doors with sliding threshold, determálne foils on all windows, UPC fibre optic cable stretched to the wall behind the TV with an internet speed of 1000MB/second.

The apartment has **a brick cellar in the basement** of the house with an area of about 20 m².

Parking is residential, or it is possible to rent a parking space in one of the two underground garages in the immediate vicinity of the apartment building.

The apartment is sold with furniture and furnishings, which are located in the apartment. When the apartment is handed over to the new owner, **the technical documentation of the reconstruction will also be handed over.**

Usable area of the apartment 132,96 m²: apartment 112,96 m², cellar approx. 20 m²

Monthly operating costs: management fees 105 EUR, electricity 145 EUR

Orientation: S (living room, dining room, bedroom), E (living room, room/office)



Ing.. Andrea Kaňuščáková

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DISPOSITION

- Entrance hallway/Hallway 15,69 m²
- Living room 28,53 m²
- Dining room 17,07 m²
- Kitchen 7,85 m²
- Bathroom with shower and toilet 6,47 m²
- Bedroom 16,45 m²
- Room/Workroom 20,90 m²
- Brick cellar in the basement of the apartment building 20 m²

LOCALITY

The apartment is located in a sought-after location in Palisády under the Bratislava Castle. This location is one of the most attractive in the Old Town.

Excellent transport accessibility - a few minutes walk to the city center, public transport stop in the immediate vicinity (trolleybuses 44, 47).

Complete amenities - nearby shopping opportunities (YEME grocery) and several excellent restaurants and cafes (Restaurant Parlament, Hotel Albrecht, Italian restaurant Da Andrea) and other necessary amenities and facilities in the city center.

BENEFITS

- Spacious 3-bedroom apartment in an attractive location in Palisades under the Bratislava Castle



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- View of the Castle directly from the windows in the living room
- Quality complete reconstruction of the apartment with emphasis on layout, sustainable materials and details
- Genuine Italian marble and "beech coffee wood with silk lacquer" on the floors, custom-made solid wood furniture, stained glass on the doors
- Own electric boiler for hot water, electric underfloor heating throughout the apartment, security entrance door, "Liporta" coffered door frames and wardrobes in the same design, all doors with pull-out threshold, deterrents on all windows
- "UPC" fibre optic cable tightened into the wall behind the TV with 1000MB/s internet speed
- Privacy due to the small number of apartments in only a 4-storey brick apartment building
- Beautifully maintained greenery around the apartment building
- Brick cellar in the basement of the house with an area of about 20 m2
- Possible long-term rental of a parking space in one of the two underground garages in the immediate vicinity of the apartment building
- Available technical documentation of the reconstruction of the apartment
- Excellent transport accessibility and complete civic amenities

PRICE

499.000 EUR (including professional service and real estate agency commission)

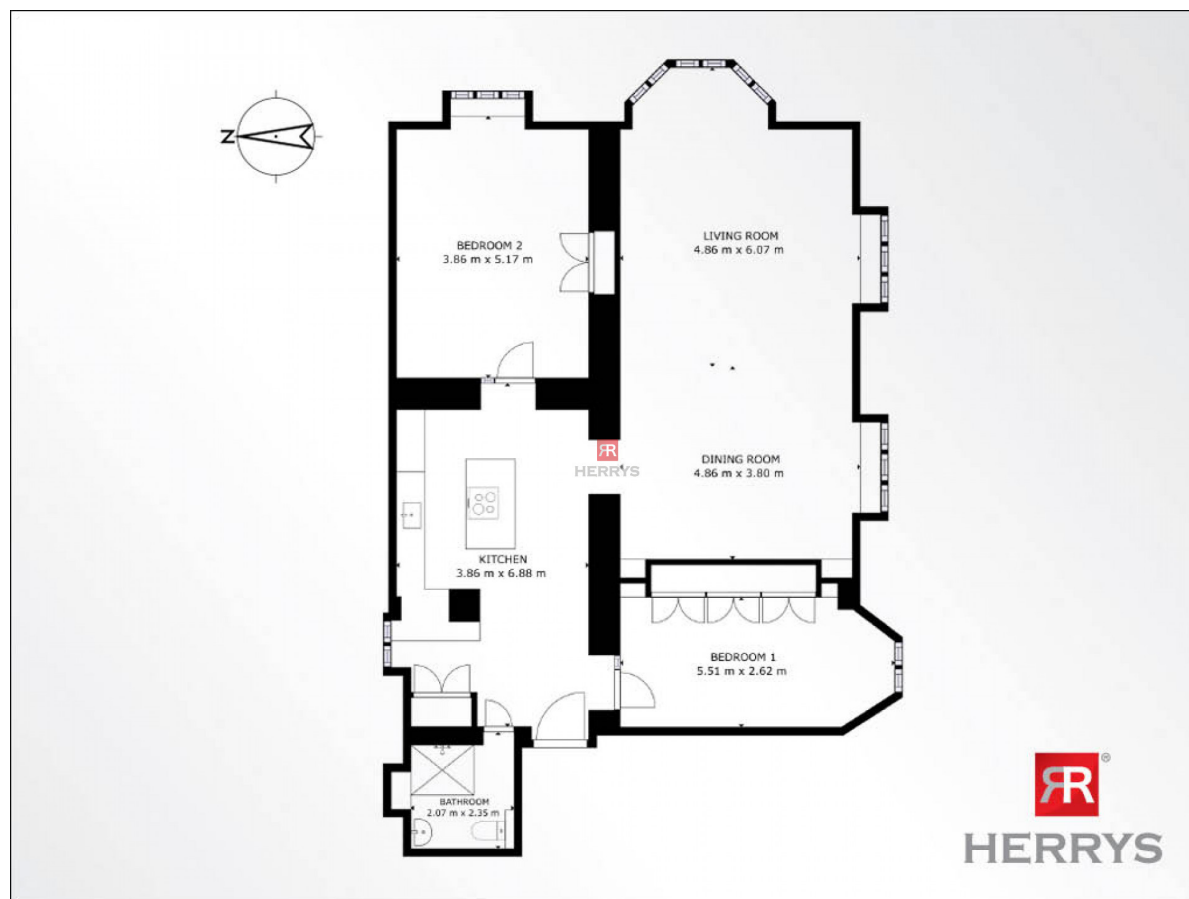
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