

## 2-bedroom apartment Račianska, Bratislava-Nové Mesto

**230 000 €**



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 - FOR SALE 2,5I RENOVATED APARTMENT 60,25M2 NEAR RAČIANSKE MYTO- RAČIANSKA ULICA

Real estate agency HERRYS offers for sale spacious renovated 2.5-room apartment in a desirable location a short walk from Račianske myto - Račianska street.

The apartment building was completely renovated in 2018 (entrance, new elevator, paving, mailboxes, staircases, insulation, wiring, audio-wires, repair of common areas) and is in excellent technical condition. The apartment also includes common areas of the carriage room and bicycle storage.

The apartment with a total area of 60.25 m<sup>2</sup> is located on the 8th floor of 11. The apartment was renovated 15 years ago and consists of 3 living rooms (bedroom, living room, children's room) and accessories ( kitchen, hallway, bathroom, toilet, cellar 2m<sup>2</sup>, balcony 2m<sup>2</sup>).

Standard equipment: plastic windows, wooden parquet, tiles in bathroom, toilet, roldor, security door.

The apartment is equipped with high-speed internet access and TV, the kitchen is furnished with a custom-made line with built-in dishwasher, gas stove, microwave and electric oven, refrigerator with freezer, all Whirlpool brand. The bathroom is equipped with an enlarged bathtub compared to standard, adjustable light intensity and a Whirlpool washing machine. The toilet has a Geberit wall-hung toilet.

There are blinds and mosquito nets on all windows.

It is a sunny south-west facing apartment.



**Ing. Emil Matuška**  
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The apartment is sold fully furnished as it is on the photos.

Monthly costs for a family with one child are 235 euros including electricity and gas.

## DISPOSITION

The layout of the apartment is divided into an entrance hall, from which there is access to the children's room, toilet, bathroom and living room with access to the kitchen with balcony and the bedroom.

## LOCALITY

Excellent location close to the city center with all amenities, within walking distance Non-stop pharmacy, school, kindergarten, Tesco Express, Post Office, Farmers grocery, Drugstore, Tatra bank, CSOB, tram and bus stop, many restaurants and cafes in the vicinity.

Plenty of greenery and space for walking dogs, in close proximity there is a large park Racianske mýto with a playground, a walker, a fountain and a confectionery

## BENEFITS

- renovated apartment building
- nice older reconstruction of the apartment



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- excellent location close to the city center
- complete civic amenities
- hassle-free parking-PAAS
- public transport 1-2 min walk from the apartment
- Plenty of greenery in the surroundings
- large park Racianske mýto with children's playground

## PRICE

The price of the apartment is 230 000 EUR

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