

## 3-bedroom apartment Okánikova, Bratislava-Staré Mesto

**829 000 €**



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 A LUXURIOUS 4-ROOM APARTMENT WITH A TERRACE AND 2 BALCONIES IN SOKOLSKÁ RESIDENCE

**HERRYS real estate agency** offers **exclusively** for sale a high-standard **4-room apartment in a new building** in a prestigious location in **Bratislava - Staré Mesto**, on **Okánikova** Street as part of **the Sokolská Residence** project. The apartment is located on the 2nd floor out of 7 in a modern apartment building with an elevator and an exceptionally quiet and green environment.

This **spacious apartment with a usable area of 163.29 m<sup>2</sup>** offers a high standard of living in a quiet location, combined with elegant design and functional layout. It is sold **fully furnished to order** - including **BRIK** furniture, **Stopka** kitchen with **Miele** appliances, built-in wardrobes, air conditioning and **Philips Hue** smart lighting.

- Floor area: **163.29 m<sup>2</sup> (apartment 141.65 m<sup>2</sup> + terrace + 2x balcony total 21.46 m<sup>2</sup>)**
- Orientation: **north / south**
- Monthly costs for 4 people: **€300 + electricity**
- Parking: **2 indoor parking spaces in the garage (€40,000 / space)**

## DISPOSITION

- entrance hall with storage space
- separate kitchen with access to the balcony
- spacious living room with access to **the terrace and garden**
- master bedroom with wardrobe, private bathroom and balcony
- two separate rooms suitable as children's rooms or a study
- second bathroom with bathtub



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- separate toilet
- utility room (laundry room)

## LOCALITY

**Quiet and popular residential area** in the center of Bratislava. **Excellent access to the historical center and the highway bypass.** Within walking distance are **Horský park, Kalvaria**, as well as **the main railway station**. The location offers complete civic amenities - schools, kindergartens, shops, restaurants and health centers.

## BENEFITS

- luxurious 4-room apartment **in a new building in the Old Town**
- **large terrace** + 2 balconies facing the greenery
- **2 spacious wardrobes** and plenty of storage space
- fully furnished interior in a superior standard: BRIK furniture, Stopka kitchen, Miele appliances
- **underfloor heating, air conditioning, exterior blinds**
- **wooden parquet floors**, intelligent lighting (Philips)
- **2 bathrooms**, separate toilet with integrated bidet (Villeroy & Boch)
- **laundry room with Miele washing machine and dryer**
- **2 indoor parking spaces** next to each other (€40,000 each)

## PRICE

829.000,- EUR flat + 2x 40.000,- EUR parking places (including professional service and real estate commission)



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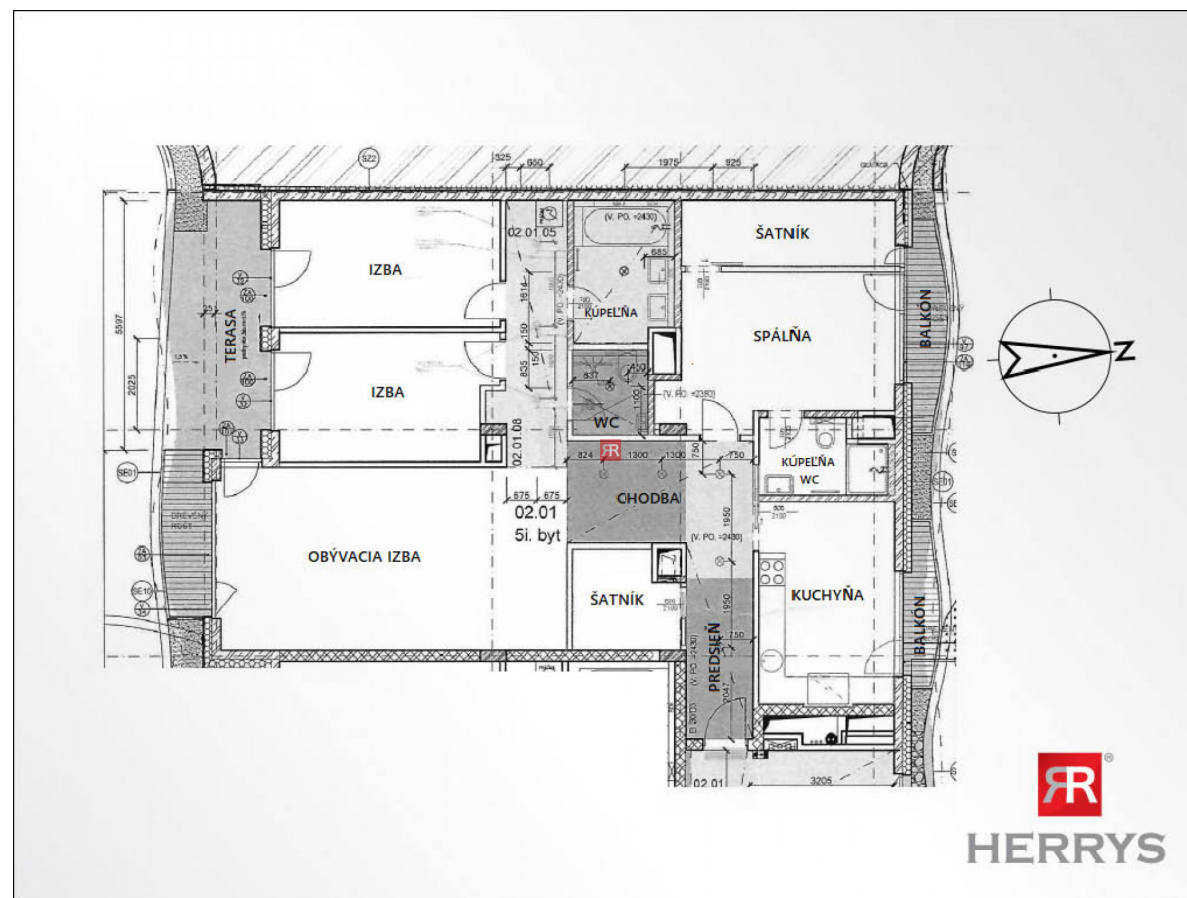


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