

## 3-bedroom apartment Na varte, Bratislava-Nové Mesto

**950 000 €**



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, AN EXCLUSIVE 4-ROOM APARTMENT WITH TWO TERRACES IN THE KOLIBA MINERGO PROJECT

Realitná kancelária HERRYS offers for sale an exclusive 4-room apartment on the 3rd floor (out of a total of 3) with 2 terraces in the Minergo project, which was the first apartment complex in Slovakia to receive an energy class A certificate, and in 2011 was awarded the CE award by the professional public .ZA.AR. and the prize of the ARCH magazine in the apartment buildings category. The apartment has a practical layout: 4 rooms, 2 spacious terraces, 2 fully equipped bathrooms, a separate toilet and storage spaces, including built-in wardrobes and a pantry. The windows are made of high-quality insulated triple-glazed glass. The building has heating and cooling technology using heat pumps and recuperators. Size of the apartment: 176.87 m<sup>2</sup> 2 terraces with an area of 42.81 m<sup>2</sup> and 20.98 m<sup>2</sup> The apartment includes 3 underground parking spaces and 2 cellars Monthly operating costs: EUR 550 (administrative fees for the apartment and parking spaces, electricity and internet) Orientation to the cardinal points: SE and SW The apartment is sold including the furniture and equipment found in it. Part of the photo documentation are visualizations (living rooms with dining room, offices and terraces).

### DISPOSITION

- entrance hall with wardrobe
- two separate rooms
- a bedroom with a separate wardrobe,
- a terrace with an area of 20.98 m<sup>2</sup> and a bathroom with a shower and a toilet
- bathroom with bathtub, shower and toilet separate toilet
- living room with access to the terrace with an area of 42.81 m<sup>2</sup>
- kitchen with pantry



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## LOCALITY

Koliba is one of the most prestigious locations in Bratislava, which offers exclusive living in a quiet and green environment with wonderful views of the city. This residential area is located at the foot of the Lesser Carpathians and combines modern urban style with privacy and closeness to nature. Koliba is an ideal choice for those looking for luxury living with a high standard. In the vicinity, there are quality restaurants, cafes, sports facilities and opportunities for recreation, such as the forest park on Kamzík and hiking trails. The location offers excellent accessibility to the city center, but at the same time maintains a calm and prestigious atmosphere that will appeal to even the most demanding clients.

## BENEFITS

- extremely spacious apartment with 2 terraces with a view of Bratislava
- the award-winning Koliba Minergo project with an energy class A certificate
- apartment in a great location for living
- the possibility to furnish the apartment according to your own preferences
- excellent disposition of the apartment with 2 bathrooms and 3 toilets
- 3 parking spaces
- 2 basement dungeons
- walking distance to public transport



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## PRICE

950 000 euros

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L E G E N D A

Č.M.	ÚČEL MIESTNOSTI	M2
4E14.01	VSTUP	13,21
4E14.02	OBÝVACIA IZBA	49,42
4E14.03	JEDÁLEN	15,94
4E14.04	KUCHYŇA	8,52
4E14.05	SKLAD	3,41
4E14.06	IZBA	15,37
4E14.07	IZBA	20,08
4E14.08	KÚPEĽNÁ	10,09
4E14.09	IZBA	20,08
4E14.10	WC	2,22
4E14.11	KÚPEĽNÁ	7,98
4E14.12	SATNIK	9,50
4E14.13	TERASA	20,59
4E14.14	TERASA	42,47