

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

**820 000 €**



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: EXCEPTIONAL 4-ROOM MAISONETTE WITH A TOUCH OF ELEGANCE IN THE PRESTIGIOUS ZUCKERMANDEL PROJECT

HERRYS – For sale an exclusive 4-room maisonette in the prestigious Zuckerman del project on the Danube embankment The HERRYS real estate agency proudly offers you for sale a unique 4-room maisonette apartment situated in the exclusive Zuckerman del location – directly on the Danube embankment, within walking distance of the historical center of Bratislava. The apartment is located on the 7th floor with comfortable access via elevator, and represents the ideal combination of luxurious urban living, timeless architecture and absolute privacy.

The apartment is divided into two floors, each designed with an emphasis on functionality and elegance: Lower floor: entrance hall, separate toilet, modern kitchen connected to a spacious living room with large-format glazing. Upper floor: three comfortable bedrooms and two designer bathrooms with toilets, which offer above-standard privacy and comfort. The apartment is equipped with high-quality insulating triple glazing, while large-format windows are used on the lower floor, which provide wonderful light to the interior. Exterior electric blinds, central air conditioning and an air recovery system guarantee perfect thermal and air comfort throughout the year.

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Usable area of the apartment: 140.81 m<sup>2</sup> Private terrace: 8.12 m<sup>2</sup> with an orientation to the southeast and southwest, which offers an uninterrupted view and pleasant seating Parking: the apartment includes 2 garage parking spaces in the underground garage Monthly operating costs including administration, energy and internet are approximately 500 EUR, which reflects the level and complexity of the services provided in this exceptional project.



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## DISPOSITION

- entrance hall,
- toilet kitchen and spacious living room with terrace with an area of 8.12 m<sup>2</sup>
- bathroom with bathtub, shower and toilet
- upstairs three bedrooms and two bathrooms with toilets

## LOCALITY

Zuckerman del is a modern residential and administrative complex in Bratislava, located on the Danube embankment below the castle hill. This location offers exclusive living in new buildings with a view of the river, combining a historical atmosphere with contemporary architecture. Apartments in Zuckerman del are designed with an emphasis on quality, high standards and comfort of urban living. The location provides excellent civic amenities, including restaurants, cafes, shops and office space. The proximity to the city center allows convenient access to the main cultural and social points of Bratislava. Excellent transport accessibility, walking distance to the promenade on the embankment and connection to the historic core of the city make Zuckerman del a prestigious place to live.

## BENEFITS

- extremely spacious apartment with terrace on the Danube riverbank
- award-winning Zuckerman del project
- apartment in a great location for living
- possibility to furnish the apartment according to your own preferences
- excellent layout of the apartment with 2 bathrooms and 3 toilets



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- 2 parking spaces
- walking distance to public transport and the center

## PRICE

870,000 EUR - Apartment and two garage spaces (including professional service and real estate agency commission)

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