



**HERRYS®**  
finally at home

REALITNÁ KANCELÁRIA  
ROKA 2018 BRATISLAVA

Best Local Real Estate Agency  
G CU Awards 12 13 14 15 16 17 18 19 20 21 22 23 Slovensko

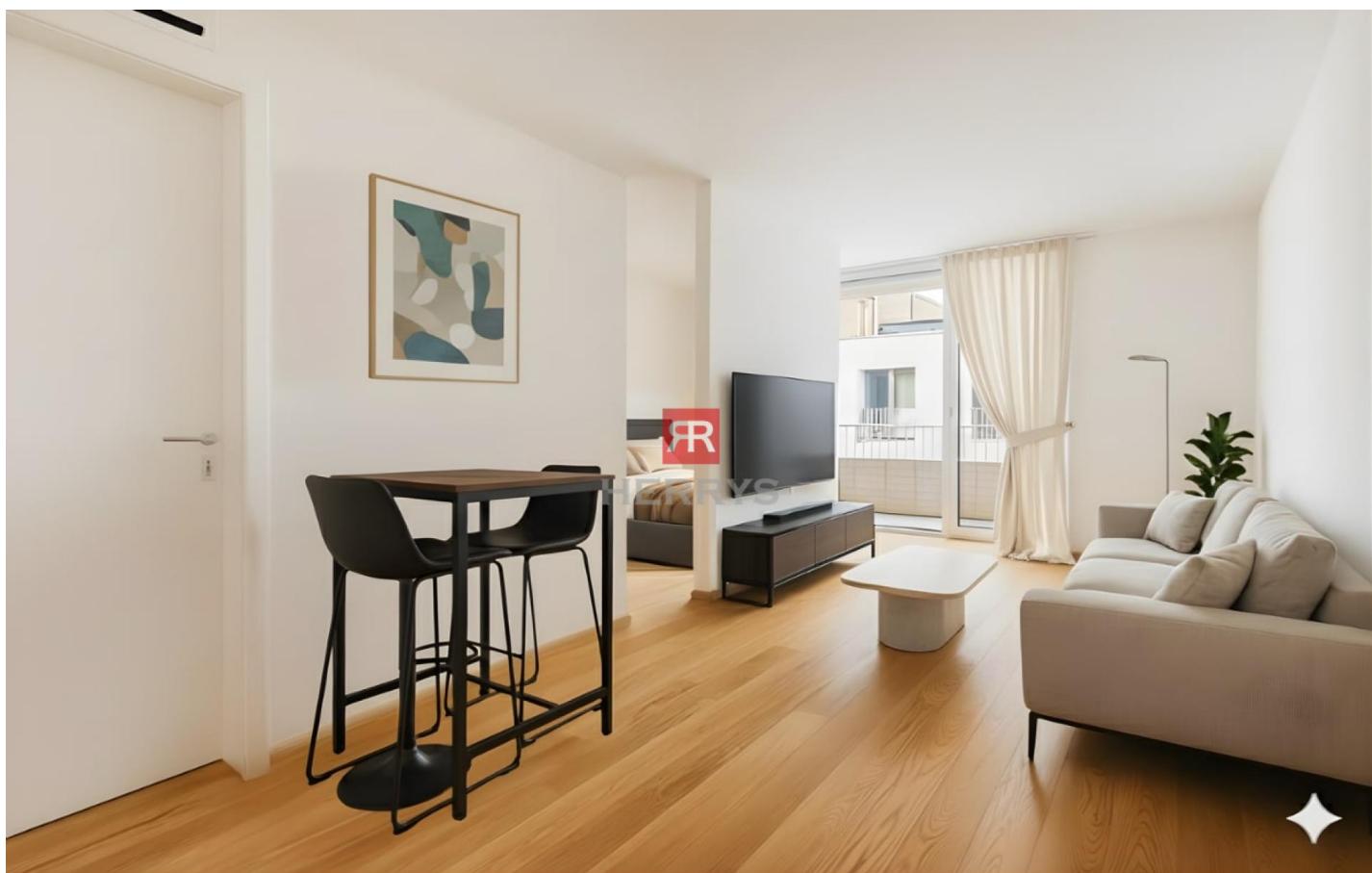
Best Local Power Broker Team  
G CU Awards 14 17 Slovensko

Najväčšia klasická realitná kancelária  
SME Ekonomika 1. miesto 20  
SME Ekonomika 2. miesto 21

**HOF AWARDS**  
BEST OF THE BEST 2022  
CENTRAL & EASTERN EUROPE

## Studio Žižkova, Bratislava-Staré Mesto

**279 000 €**



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 - BRIGHT 1.5 ROOM APARTMENT FOR SALE IN THE VYDRICA PROJECT

**HERRYS real estate agency** offers **exclusively** for sale a bright 1.5-room apartment in a premium new building **Vydrica**, in the heart of Bratislava - Old Town. This modern apartment is located on the 5th floor and is sold in **the developer's standard**, which allows the new owner to arrange the interior according to their own taste. **Orientation to the south side** ensures plenty of daylight and a pleasant atmosphere throughout the day.

usable area: 35.80 m<sup>2</sup> (apartment 31.50 m<sup>2</sup>, balcony 4.30 m<sup>2</sup>)

orientation: south

### DISPOSITION

entrance hall, bathroom with toilet, kitchen, living room, sleeping area, balcony

### LOCALITY

**The Vydrica project** is located in one of **the most prestigious districts of Bratislava** and connects the historic city center with the castle and the Danube embankment. On the ground floor of the project, there are currently Dr. Max, Yeme food, Kruh bakery, Bratislava Burger, Da Cono restaurant and others. There is also a cycle path and a public transport stop nearby. The project is located just a short distance from the connection to the motorway bypass. Cultural and historical monuments are within walking distance.

### BENEFITS



**Miroslav Daněk**

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Ad ID: MID324

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- **Exclusive location** – Vydrica is a premium project in close proximity to Bratislava Castle and the Danube
- **Bright and sunny orientation** – natural daylight creates a pleasant atmosphere
- **Modern new building** – high-quality materials and timeless design
- **Balcony with a view** – an ideal place to relax or have a morning coffee
- **Great layout** – functional arrangement of space for comfortable living
- **Investment potential** – ideal for long-term and short-term rental
- **High standard** – exterior roller blinds/shades, underfloor heating, ceiling cooling, heat recovery, rebateless interior doors with magnetic lock, wooden laminated floating floor

## PRICE

279 000 EUR (including professional services and real estate commission)

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