

1-bedroom apartment Račianska, Bratislava-Nové Mesto

305 000 €



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: STYLISH 1-BEDROOM APARTMENT WITH SPACIOUS PRIVATE GARDEN IN THE URBAN RESIDENCE

Real estate agency **HERRYS** is pleased to exclusively offer for sale this beautifully designed and fully furnished **1-bedroom apartment** with a generous **private garden (almost 60 m²)**, located in the modern **Urban Residence** development on **Račianska Street**.

This fully equipped, **air-conditioned apartment** is ready for immediate move-in.

Its excellent location ensures **great access to Bratislava city centre**, full civic amenities, and peaceful living with west-facing orientation into the inner courtyard.

BASIC INFORMATION:

- **Layout:** 1-bedroom apartment (2 rooms)
- **Total area:** 112.6 m² (apartment 53 m² + garden 59.6 m²)
- **Orientation:** West
- **Floor:** Ground floor
- **Monthly costs:** 150 EUR

DISPOSITION

Entrance hall, open-plan **living room with kitchen**, separate **toilet, bathroom, bedroom**, and access to a spacious **private garden with terrace**.



Ing. Andrea Kaňuščáková
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Ad ID: PitrGG_UrbanRESidence

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LOCALITY

The apartment is located in the new building at Mýto Račianska street, which provides excellent transport accessibility (city center) and complete amenities. Polus and Centrál shopping centers are within a 5-minute drive. Recreation and sport are offered by Strkovecka Lake and Lake Kuchajda, Ondrej Nepela Ice Rink, National Tennis Center, as well as the adjacent slopes and forests of the Little Carpathians.

BENEFITS

- Modern new-build – **Urban Residence**
- Fully furnished and equipped
- **Large private garden (59.6 m²)** facing the quiet inner courtyard
- Air conditioning
- **Excellent public transport** – tram stop right outside
- **Full civic amenities** nearby (shops, cafes, pharmacy, hair salon, etc.)
- Shopping centres **Polus** and **Centrál** within 5 minutes by car
- Close to **Štrkovec Lake, Kuchajda Lake, Ondrej Nepela Ice Stadium, National Tennis Centre**, and the **Little Carpathians** for hiking and outdoor activities

PRICE

price 305 000,- EUR

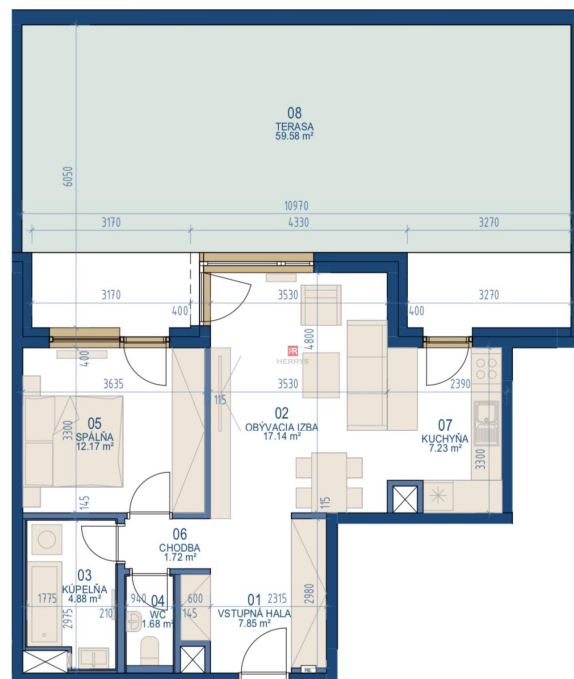
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