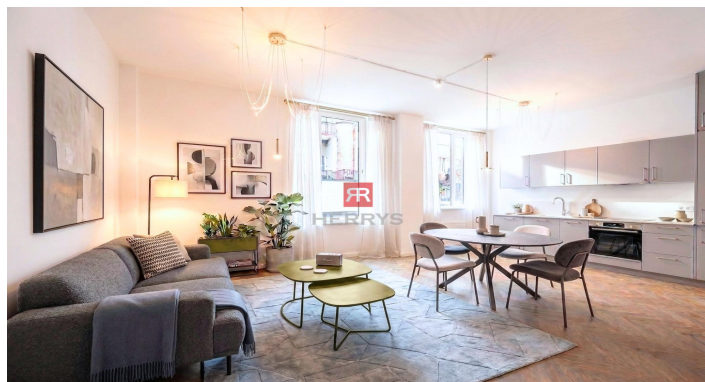


# Studio

## Poštová, Bratislava-Staré Mesto

### 304 200 €



Business name: HERRY'S s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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



**uno**  
POŠTOVÁ SESTREŽENIE

APARTMÁN  
**210**

01. Vstup	7,90 m <sup>2</sup>
02. Spoločná časť	19,74 m <sup>2</sup>
03. Chodba a kuchynská časť	23,47 m <sup>2</sup>
04. Kuchňa a WC	9,70 m <sup>2</sup>
05. Kúpeľňa	18,84 m <sup>2</sup>
06. Terasa	18,04 m <sup>2</sup>
<b>Celková užitočná plocha</b>	<b>66,85 m<sup>2</sup></b>

Pracuje sa podľa špecifikácií uvedených v projektových dokumentoch. Niektoré parametre sú orientačné a môžu byť zmenené bez upozorenia. Podrobnosti o technických podmienkach a o výstavbe sú k dispozícii v projektovej dokumentácii. Všetky údaje sú orientačné a môžu byť zmenené bez upozorenia.

**Obsiahnuté v štandarde:**

- Kuchynská linka s vybavením
- Kuchynská linka s vybavením

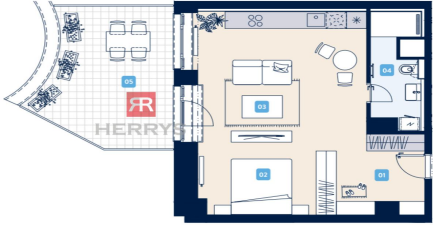
SEVENETRY VÝHODNÁ PRACOVNÁ  
BARBARAL GOSPOŠK HERRYS

**+421 948 217 888**  
INFO@HERRYS.SK WWW.UNOPOSTOVASK.SK

2. NADZEMNÉ PODLAŽIE

1,5 IZBOVÝ APARTMÁN

66,85 m<sup>2</sup> CELKOVÁ UŽITOČNÁ PLOCHA



0 1 5m

## HERRYS - FOR SALE: 1,5-ROOM APARTMENT IN THE CENTRE OF BRATISLAVA'S OLD TOWN

### Exclusive Offer by HERRYS: Stylish 1,5-Room Apartment in the Heart of Bratislava's Old Town

Real estate agency HERRYS presents a unique opportunity to acquire a 1-room apartment located on the prestigious Poštová Street. Nestled in the historic center of Bratislava and oriented towards the calm inner yard, the apartment offers exceptional experience while retaining all the benefits of vibrant city living.

The apartment is delivered in a premium standard, which includes a modern kitchen with appliances, built-in wardrobe, and air conditioning.

A combination of a prime location & inner courtyard with a front garden makes this apartment an ideal choice for those seeking refined urban living.

Thanks to its attractive location and strong rental potential, the apartment also represents an excellent investment opportunity — suitable for both long-term and short-term rentals in an area of rising value.

Floor area: 66.85 m<sup>2</sup>

Orientation: Northwest

### DISPOSITION

The apartment consists of an entrance hall with a wardrobe, a living room and a space connected to a kitchenette, and a bathroom with a toilet.

Entrance + living area - 7.90 m<sup>2</sup> + 23.47 m<sup>2</sup>



**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: UNO\_210

Business name: HERRYS s. r. o.

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Bathroom with toilet - 5.70 m<sup>2</sup>

Sleeping area - 11.74 m<sup>2</sup>

Floor area - 48.81

Terrace/garden - 18.04 m<sup>2</sup>

Total usable area - 29.93 m<sup>2</sup>

## LOCALITY

In the center of Bratislava, just a few minutes' walk away, you will find the best the city has to offer – stylish cafés, high-quality restaurants, bars, cultural institutions, and lively city life. Everything you need is within reach without having to travel by car. An ideal place to live and invest.

## BENEFITS

- Fully modernised historic building in the heart of the Old Town
- Inner yard-facing orientation
- Modern fitted kitchen and built-in wardrobe
- Prime address
- Immediate proximity to landmarks, cultural institutions, shops, restaurants and services
- Also suitable as a rental investment

## PRICE

€304,200 (including professional services and agency commission)

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**UNO**  
POŠTOVÁ RESIDENCE

APARTMÁN  
**210**

01 Vstup	7,90 m <sup>2</sup>
02 Spacia časť	11,74 m <sup>2</sup>
03 Obývacía a kuchynská časť	23,47 m <sup>2</sup>
04 Kúpeľňa s WC	5,70 m <sup>2</sup>
<b>Podlahová plocha</b>	<b>48,81 m<sup>2</sup></b>
05 Terasa	18,04 m <sup>2</sup>
<b>Celková úžitková plocha</b>	<b>66,85 m<sup>2</sup></b>

Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie priestoru. Nábytok nie je súčasťou dodávky. Špecifikácie pre konštrukcie, povrchové úpravy a vybavenie sú predmetom prílohy "Standard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

**Dodávané v štandarde**

- Kúpeľňa a toaleta
- Kuchynská linka a sátniková skriňa

DEVELOPER: AMIGAL GROUP SK

VÝHRADNÝ PREDAJCA: HERRYS

**+421 948 217 888**

INFO@HERRYS.SK WWW.UNOPOSTOVA.SK

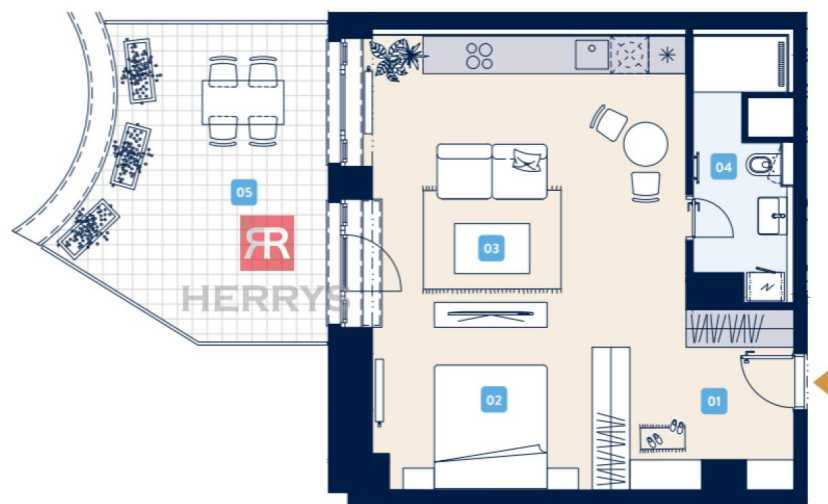


2. NADZEMNÉ  
PODLAŽIE



1,5 IZBOVÝ  
APARTMÁN

66,85 m<sup>2</sup> CELKOVÁ  
ÚŽITKOVÁ PLOCHA



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