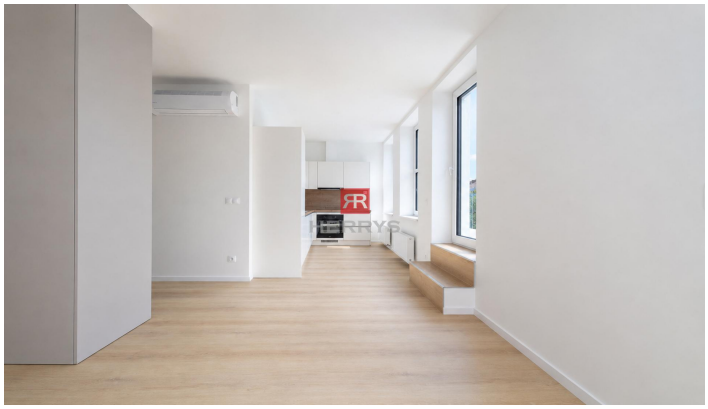
Studio
Poštová, Bratislava-Staré Mesto

308 966 €

Business name: HERRYS 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



HERRYS - 1-ROOM APARTMENT IN THE CENTER OF BRATISLAVA WITH A TERRACE IN THE UNO POŠTOVÁ RESIDENCE PROJECT

HERRYS Real Estate is pleased to offer for sale an **elegant one-bedroom apartment with a private terrace**, situated within the prestigious UNO Poštová Residence in the historic heart of Bratislava. Thoughtfully designed with an emphasis on functionality, natural light, and everyday comfort, the apartment offers contemporary city living in one of the capital's most sought-after locations.

The private terrace creates an inviting outdoor retreat, ideal for enjoying a morning coffee or unwinding in the evening, while the prime Old Town location places restaurants, cafés, boutiques, cultural venues, and public transport just a short walk away. This property presents an outstanding opportunity for both owner-occupiers seeking a refined urban lifestyle and investors looking for a stable, income-generating asset.

Premium Interior Specification

The apartment is delivered in a premium fit-out standard, featuring a contemporary fitted kitchen with integrated appliances, an elegant built-in wardrobe, and air conditioning to ensure year-round comfort.

Private Terrace Overlooking a Tree-Lined Historic Avenue

The quiet 10.31 m² terrace overlooks the leafy pedestrian zone of Poštová Street, offering a rare sense of tranquillity in the very centre of Bratislava. With its south-west orientation, the terrace enjoys abundant natural light throughout the day, creating an ideal setting for relaxation, reading, or outdoor dining.

Excellent Investment Opportunity

Combining a prestigious Old Town address, high-quality specification, and a distinctive atmosphere, this apartment is

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Ad ID: UNO_506

ideally suited both as a premium city residence and as a high-performing investment property. Its location benefits from consistently strong demand for both long-term and short-term rentals, supported by the area's enduring desirability and long-term capital appreciation potential.

Property Specifications

- Interior floor area: **34.40 m²**
- Terrace: **10.31 m²**
- Private storage unit: **2.69 m²**
- Orientation: **South-West**

DISPOSITION

The apartment consists of an entrance hall, a living area connected to a kitchenette with access to the terrace, a bathroom, and a separate toilet.

LOCALITY

historic center of the Old Town

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BENEFITS

- completely modernized historic building in the heart of the Old Town
- facing the green Poštová Street
- spacious terrace
- high-quality mineral floors, kitchen unit and wardrobes included in the price
- premium address
- close to monuments, cultural institutions, shops, restaurants and services
- suitable also as an investment for rent

PRICE

308,966,- EUR (including professional services and real estate agency commission)

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HERRYS
finally at home

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UNO
POŠTOVÁ RESIDENCE

APARTMÁN
506

01	Vstup	3,40 m²
02	Kúpeľňa s WC	4,80 m²
03	Kuchynská časť	8,25 m²
04	Obývacia časť	10,73 m²
05	Spacia časť	7,22 m²
Podlahová plocha		**34,40 m²**
05	Terasa	13,77 m²
Celková úžitková plocha		**48,17 m²**

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 "Štandard nehnuteľností". Investor si vyhradzuje právo na drobné úpravy.

Dodávané v štandarde

- ☐ Kúpeľňa a toaleta
- ☐ Kuchynská linka a šatníková skriňa

DEVELOPER
AMIGAL GROUP SK

VÝHRADNÝ PREDAJCA
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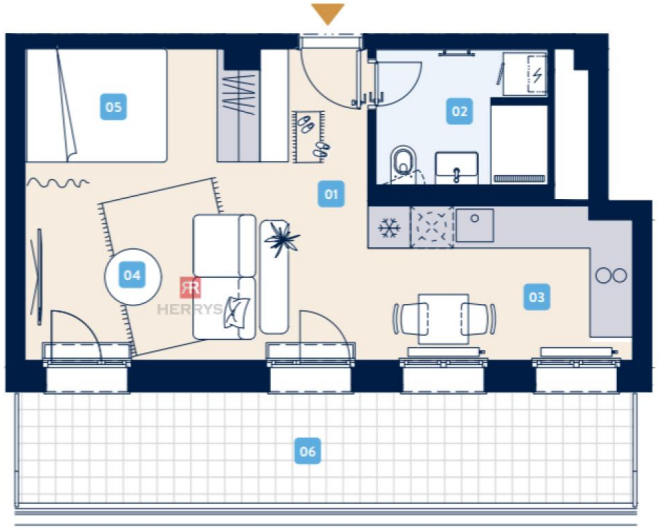
5. NADZEMNÉ PODLAŽIE

1 IZBOVÝ APARTMÁN

48,17 m² CELKOVÁ ÚŽITKOVÁ PLOCHA