



**HERRYS®**  
finally at home

REALITNÁ KANCELÁRIA  
ROKA 2018 BRATISLAVA

Best Local Real Estate Agency

CU Awards 12 13 14 15 19 20 21 22 23 Slovensko

Best Local Power Broker Team

CU Awards 16 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

## 2-bedroom apartment Poštová, Bratislava-Staré Mesto

**503 634 €**



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 - 3-ROOM APARTMENT FOR SALE IN CENTER OF BRATISLAVA WITH A TERRACE IN UNO RESIDENCE PROJECT

Exclusive offer from HERRYS: Spacious 3-room apartment with terrace for sale in Bratislava's historic Old Town. HERRYS real estate agency presents a spacious 3-room apartment with a terrace for sale, located in a completely renovated historic building in the center of Bratislava's Old Town. The apartment faces a quiet courtyard, ensuring privacy and peaceful urban living in the middle of a dynamic metropolis.

An elegant space for the discerning client

The bright interior with a generous area of 80.61 m<sup>2</sup> and a 14.68 m<sup>2</sup> terrace offers ideal conditions for comfortable city living. The well-thought-out layout and high-quality workmanship create a harmonious space with a touch of luxury and practicality.

## Premium standard

The price of the apartment includes premium standard equipment, which includes a modern kitchen, built-in wardrobe, and air conditioning.

Excellent investment opportunity in a prime location

Excellent investment opportunity in a prime location. Thanks to its lucrative location in the historic center of Bratislava, high-quality workmanship, and attractive layout, the apartment is suitable not only for living but also as an investment property. Ideal for long-term and short-term rentals in an area with growing demand.

### Property parameters:

Usable area: 80.61 m<sup>2</sup>

Terrace: 14.68 m<sup>2</sup>

Basement cellar: 3.66 m<sup>2</sup>

Orientation: northwest (NW) and southeast (SE)

## DISPOSITION

The apartment consists of an entrance hall, two separate bedrooms, a separate toilet, and a partially open living room connected to the kitchenette. The living room opens onto a terrace facing a quiet courtyard.



**HERRYS s.r.o.**

info@herrys.sk

+421220868866

Ad ID: UNO 509

**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

## 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

- Completely modernized historic building in the heart of the Old Town
- Spacious terrace facing a quiet courtyard
- Spacious and bright apartment facing two directions
- High-quality mineral floors, kitchen and wardrobes included in the price
- Premium address
- proximity to monuments, cultural institutions, shops, restaurants, and services
- also suitable as a rental investment

## PRICE

503.634,- EUR (including professional service and real estate agency commission)

© The text and photos are the author's work and property of the real estate agency HERRYS.



**HERRYS s.r.o.**

info@herrys.sk  
+421220868866

Ad ID: UNO\_509

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

**UNO**  
POŠTOVÁ RESIDENCE

**APARTMÁN 509**

01 Vstup	14,14 m <sup>2</sup>
02 Izba	12,92 m <sup>2</sup>
03 Spálňa	15,16 m <sup>2</sup>
04 Kuchynská časť	11,23 m <sup>2</sup>
05 Obývacia časť	20,11 m <sup>2</sup>
06 WC	1,89 m <sup>2</sup>
07 Kúpeľňa	5,16 m <sup>2</sup>
<b>Podlahová plocha</b>	<b>80,61 m<sup>2</sup></b>
08 Terasa	14,68 m <sup>2</sup>
<b>Celková úžitková plocha</b>	<b>95,29 m<sup>2</sup></b>

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

**Dodávané v štandarde**

- Kúpeľňa a toaleta
- Kuchynská linka a šatníková skriňa

DEVELOPER: AMIGAL GROUP SK  
VÝHRADNÝ PREDAJCA: HERRYS

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

