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

## 503 634 €

**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 - 2-BEDROOM APARTMENT, FULLY FURNISHED, IN CENTER OF BRATISLAVA WITH A TERRACE

**HERRYS Real Estate** is exclusively offering for sale **a contemporary three-bedroom apartment, fully furnished, with a private terrace**, located within the prestigious UNO Poštová Residence in one of the most desirable areas of Bratislava's Old Town. Situated on the fifth floor, the apartment features a thoughtfully designed layout that maximises both space and functionality.

A standout feature of the property is its **private terrace overlooking the quiet inner courtyard**, providing a peaceful outdoor retreat in the very heart of the city.

The location seamlessly combines the vibrant atmosphere of city living with the convenience of having shops, services, cultural venues, renowned cafés, and restaurants all within walking distance. Whether as a stylish primary residence or a high-potential investment, the apartment represents an exceptional opportunity, offering strong prospects for both long-term and short-term rental income.

**An elegant space for the discerning client**
The bright interior with a generous area of 80.61 m² and a 14.68 m² 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**

**HERRYS s.r.o.**
info@herrys.sk
+421220868866
Ad ID: UNO_509

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 m²

Terrace: 14.68 m²

Basement cellar: 3.66 m²

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.

## 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.

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## 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)

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HERRYS
finally at home

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UNO
POŠTOVÁ RESIDENCE

APARTMÁN
# 509

| | | |
|---|---|---|
| 01 | Vstup | 14,14 m² |
| 02 | Izba | 12,92 m² |
| 03 | Spálňa | 15,16 m² |
| 04 | Kuchynská časť | 11,23 m² |
| 05 | Obývacia časť | 20,11 m² |
| 06 | WC | 1,89 m² |
| 07 | Kúpeľňa | 5,16 m² |
| **Podlahová plocha** | | **80,61 m²** |
| 08 | Terasa | 14,68 m² |
| **Celková úžitková plocha** | | **95,29 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 nehnuteľnosti". Investor si vyhradzuje 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

5. NADZEMNÉ PODLAŽIE

3 IZBOVÝ APARTMÁN

95,29 m² CELKOVÁ ÚŽITKOVÁ PLOCHA