



## 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

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.**  
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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)

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**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 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 šatníková skriňa

DEVELOPER  
**AMIGAL GROUP SK**

VÝHRADNÝ PREDAJCA  
**HERRYS**

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