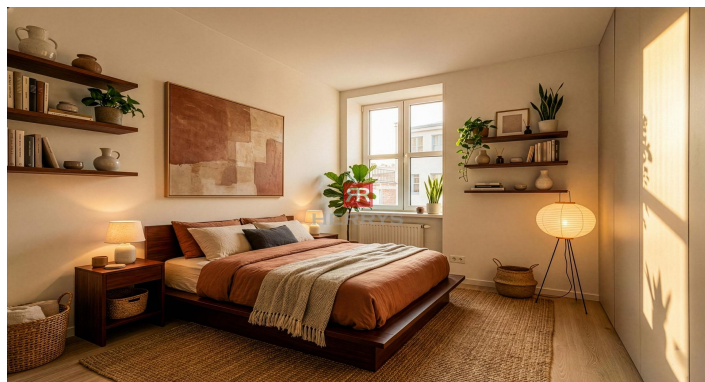
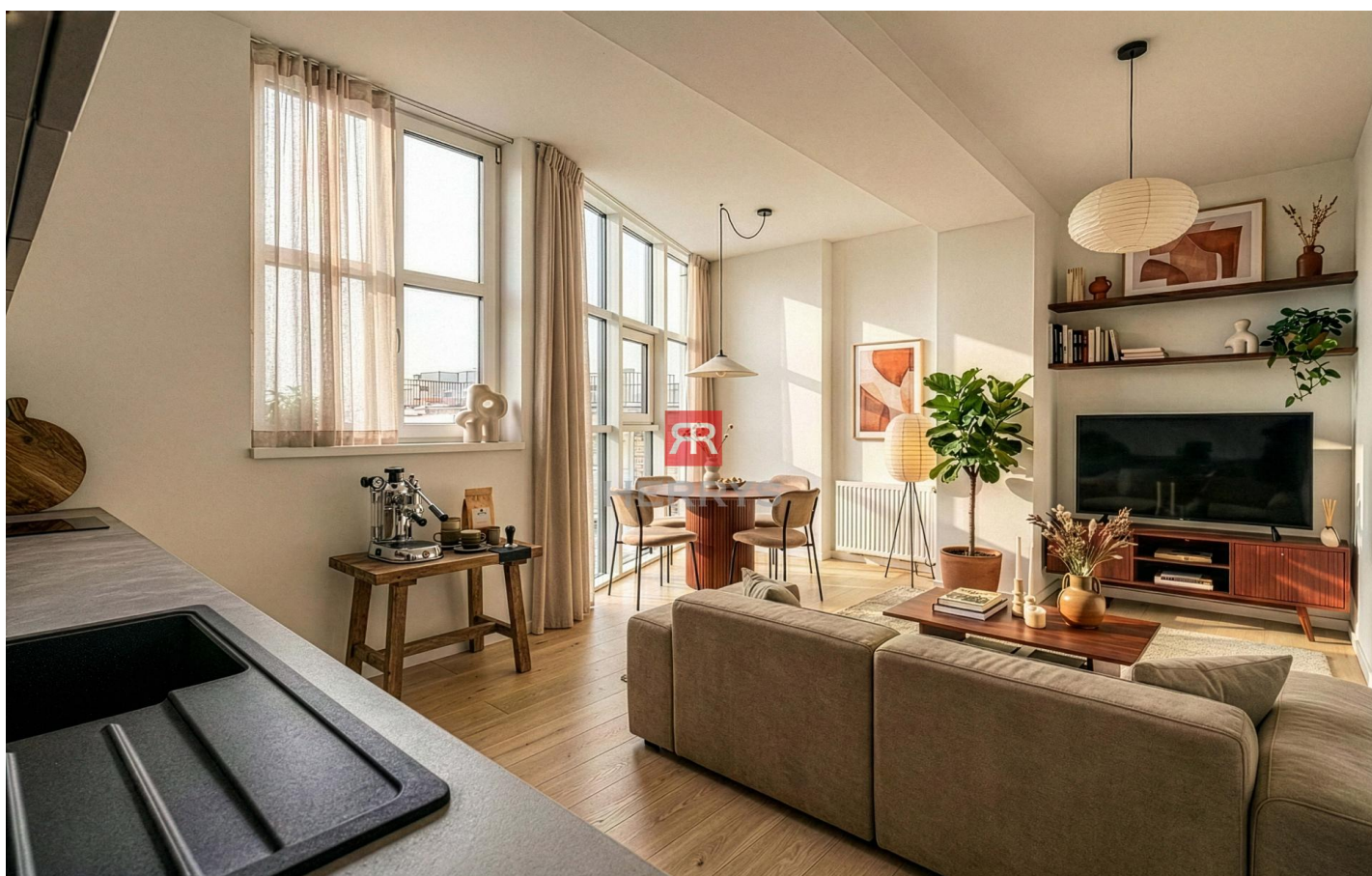


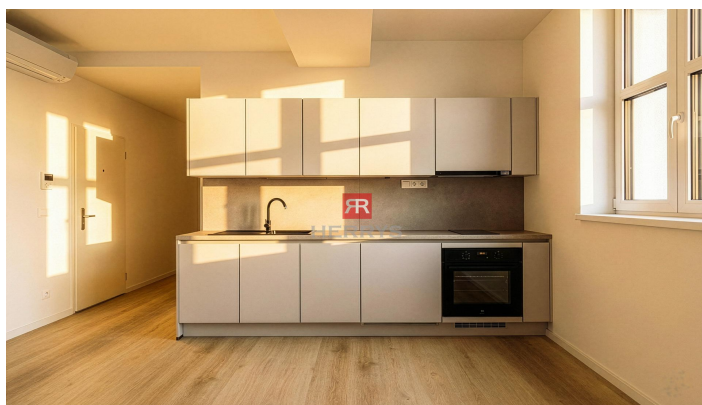
## 1-bedroom apartment Poštová, Bratislava-Staré Mesto

**310 953 €**



Business name: **HERRY'S 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 - FOR SALE 2-ROOM APARTMENT ON THE 4TH FLOOR IN THE CENTER OF BRATISLAVA IN THE UNO POŠTOVÁ RESIDENCE PROJECT

### HERRYS Exclusive Offer: 2-room apartment for sale in the center of Bratislava with a view of downtown

HERRYS real estate agency offers for sale a 2-room apartment located on the 4th floor of a completely modernized historical building in the center of Bratislava. This bright apartment will impress not only with its practical layout, but also with a unique view of the modern downtown, which creates a harmonious combination of historical charm and contemporary city life.

#### Premium equipment

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

#### Attractive location and investment potential

The apartment is located in a prestigious location in the center of Bratislava, with excellent accessibility, civic amenities and a rich offer of cultural and social life. Thanks to its location, view and quality finish, the property is ideal not only as a stylish urban residence, but also as an investment property suitable for long-term or short-term rental.

#### Property parameters:

Usable area: 47.87 m<sup>2</sup>

Basement: 2.69 m<sup>2</sup>

Orientation: southeast (SE)

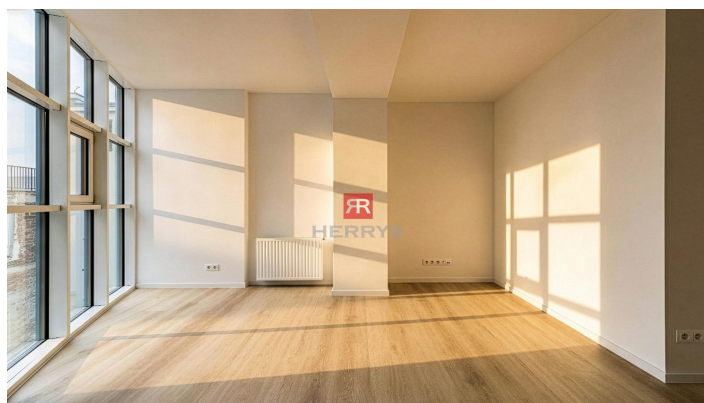


**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: UNO\_401

Business name: HERRYS s. r. o.

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## DISPOSITION

The apartment consists of an open-plan living room connected to the kitchen, a separate bedroom, and a bathroom with a toilet.

Entrance + living area - 8.67 m<sup>2</sup> + 12.84 m<sup>2</sup>

Bathroom with toilet - 4.58 m<sup>2</sup>

Bedroom - 13.26 m<sup>2</sup>

Kitchen area - 8.52 m<sup>2</sup>

**Total usable area - 47.87 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.



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## BENEFITS

- completely modernized historic building in the heart of the Old Town
- interestingly designed apartment overlooking the downtown
- premium address
- high quality mineral floors, kitchen and wardrobes included
- proximity to monuments, cultural institutions, shops, restaurants and services
- also suitable as a rental investment

## PRICE

310,953 EUR (including professional service and real estate agency commission)

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**UNO**  
POŠTOVÁ RESIDENCE

APARTMÁN  
**401**

01 Vstup	8,67 m <sup>2</sup>
02 Spálňa	13,26 m <sup>2</sup>
03 Kúpeľňa s WC	4,58 m <sup>2</sup>
04 Kuchynská časť	8,52 m <sup>2</sup>
05 Obývací časť	12,84 m <sup>2</sup>
<b>Celková užitočná plocha</b>	<b>47,87 m<sup>2</sup></b>

Plochy jednotlivých miestností sú orientované. 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  
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