



**HERRYS®**  
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REALITNÁ KANCELÁRIA  
ROKA 2018 BRATISLAVA

Best Local Real Estate Agency  
GCU Awards 12 13 14 15 16 17 18 19 20 21 22 23 Slovensko

Best Local Power Broker Team  
GCU Awards 14 17 Slovensko

**HOF AWARDS**  
BEST OF THE BEST 2022  
CENTRAL & EASTERN EUROPE

## Studio Poštová, Bratislava-Staré Mesto

**399 681 €**



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 - 1,5-ROOM APARTMENT FOR SALE IN THE HISTORIC CENTER IN THE UNO POŠTOVÁ RESIDENCE PROJECT

## Urban Living with a View of Poštová Street - Stylish 1,5-Room Apartment for Sale in the Heart of Bratislava's Old Town

HERRYS real estate agency exclusively offers for sale a 1,5-room apartment located in a fully renovated historic building on one of the most iconic streets of Bratislava's Old Town - Poštová Street. This property combines an exceptional central location with a peaceful atmosphere, thanks to its orientation towards a green tree-lined alley.

## High-Quality Standard

The apartment is part of a project built to premium standards, featuring an elegant kitchen, built-in wardrobe, and air conditioning.

## Tranquility and Views in the City Center

Whether enjoying morning coffee or evening city silhouettes, the peaceful view of the greenery along Poštová Street offers a unique urban living experience without compromise. The apartment is southeast-facing, ensuring ample natural light and a bright, pleasant atmosphere throughout the day.

Attractive Investment Opportunity in Central Bratislava

Thanks to its prime location, quality craftsmanship, and well-designed layout, this apartment is not only ideal for stylish urban living but also represents a strong investment property—perfect for long-term or short-term rental in a high-demand area with a steadily increasing value.

## Property Details:

Floor area: 48.56 m<sup>2</sup>



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Ad ID: UNO 607

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Cellar storage: 3.19 m<sup>2</sup>

Orientation: Southwest (SW)

## DISPOSITION

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

Entrance - 3.32 m<sup>2</sup>

Living area - 19.35 m<sup>2</sup>

Bathroom with toilet - 4.82 m<sup>2</sup>

Sleeping area - 12.74 m<sup>2</sup>

Kitchen area - 8.33 m<sup>2</sup>

Floor area - 48.56 m<sup>2</sup>

Terrace - 17.60 m<sup>2</sup>

**Total usable area - 66.16 m<sup>2</sup>**



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Najväčšia klasická realitná kancelária  
SME Ekonomika 1. miesto 20  
SME Ekonomika 2. miesto 21

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## 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 historical building in the heart of the Old Town

orientation to Poštová Street

quality mineral floors, kitchen and wardrobes included

premium address

close to monuments, cultural institutions, shops, restaurants and services

also suitable as a rental investment

## PRICE



**HERRYS s.r.o.**

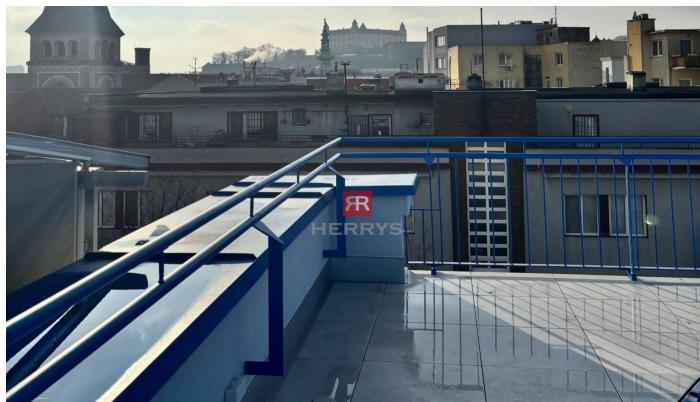
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399.681,- EUR (including professional service and real estate agency commission)

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**UNO**  
POŠTOVÁ RESIDENCE

**APARTMÁN**  
**607**

01 Vstup	3,32 m <sup>2</sup>
02 Spácia časť	12,74 m <sup>2</sup>
03 Obývacia časť	19,35 m <sup>2</sup>
04 Kuchynská časť	8,33 m <sup>2</sup>
05 Kúpeľňa s WC	4,82 m <sup>2</sup>
<b>Podlahová plocha</b>	<b>48,56 m<sup>2</sup></b>
06 Terasa	17,60 m <sup>2</sup>
<b>Celková úžitková plocha</b>	<b>66,16 m<sup>2</sup></b>

Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie priestoru. Nábytok nie je súčasťou dodávky. Specifikácie pre konštrukcie, povrchové úpravy a výbavanie sú predmetom príhyby "Standard nehnuteľnosti". Investor si vynára 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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**6.** NADZEMNÉ PODLAZIE



**1,5** IZBOVÝ APARTMÁN

**66,16 m<sup>2</sup>** CELKOVÁ ÚŽITKOVÁ PLOCHA

