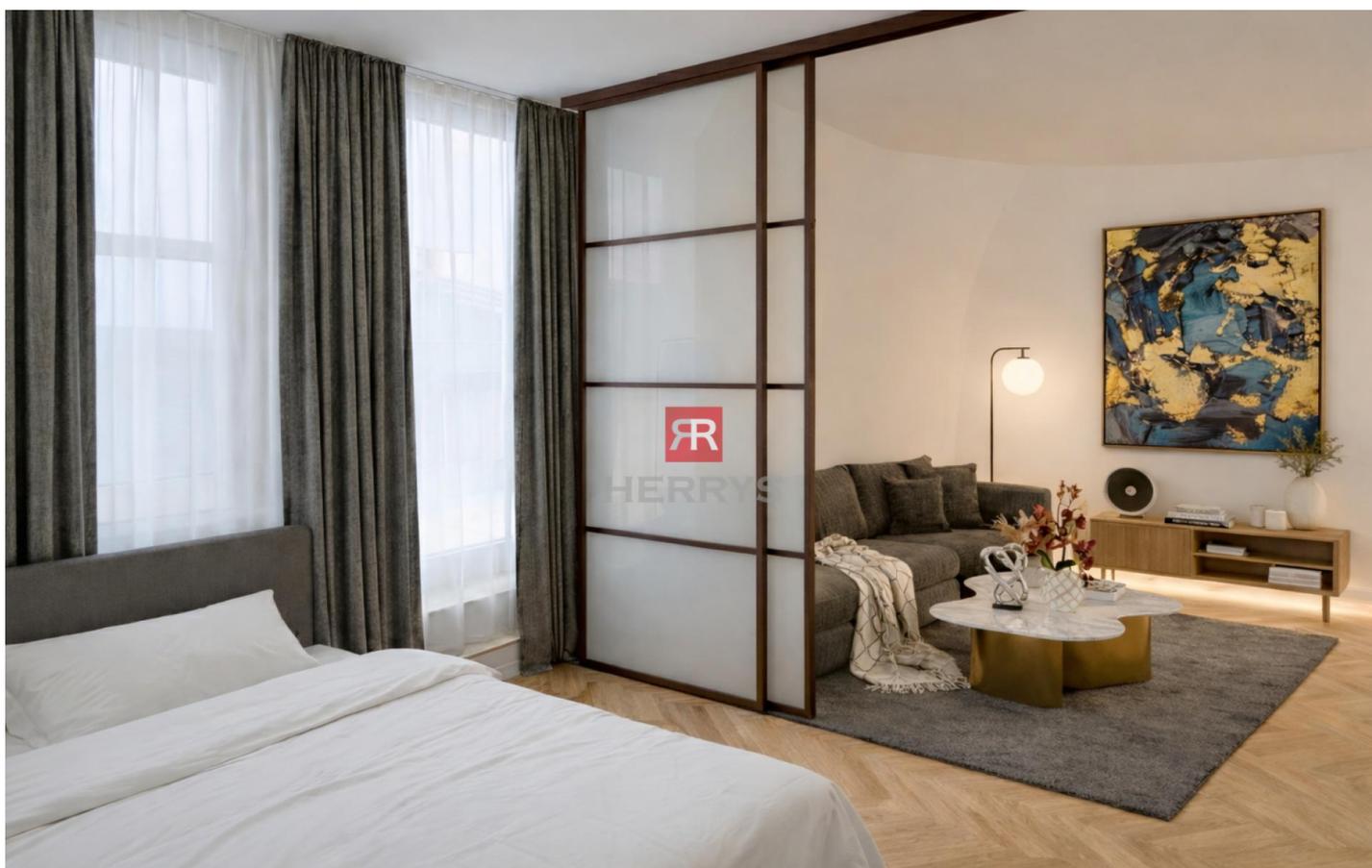


## Studio

### Poštová, Bratislava-Staré Mesto

**407 618 €**



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.

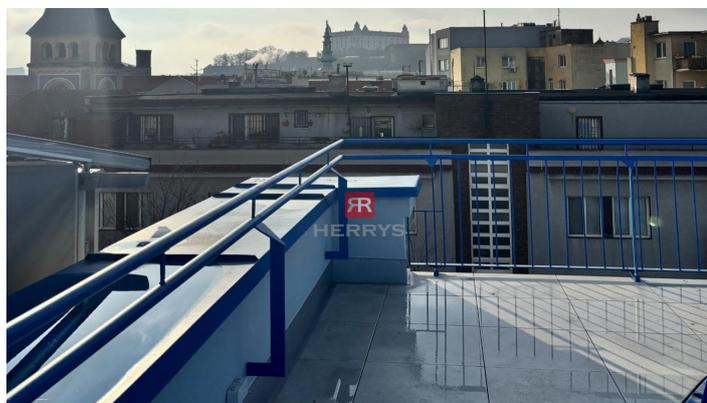
#### Property Details:

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



**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: UNO\_607

Business name: HERRYS s. r. o.



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>**

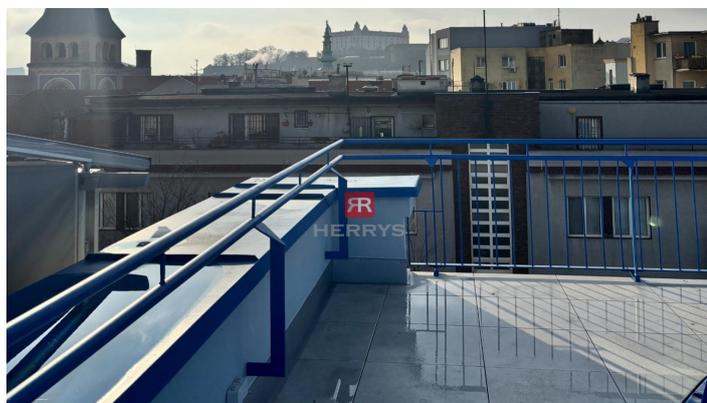


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407.618,- EUR (including professional service and real estate agency commission)

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**UNO**  
POŠTOVÁ RESIDENCE

APARTMÁN  
**607**

01 Vstup	3,32 m <sup>2</sup>
02 Spacia 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 orientované. Schéma pôdorysu predstavuje vizuálne 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

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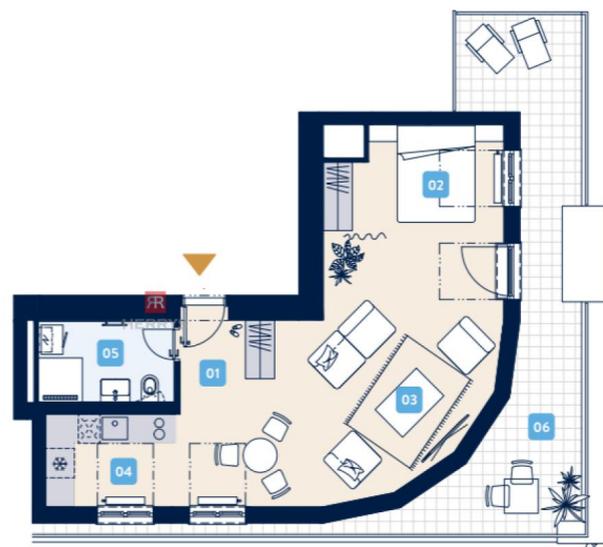


6. NADZEMNÉ  
PODLAŽIE



1,5 IZBOVÝ  
APARTMÁN

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



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