

3-bedroom apartment

Jedenásta, Bratislava-Nové Mesto

970 000 €



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 - FOR SALE EXCLUSIVE 4-ROOM APARTMENT IN CLOSE PROXIMITY TO THE FOREST IN KOLIBA

Real estate agency HERRYS offers exclusively for sale spacious and luxuriously designed 4-room apartment with an area of 164 m² in the sought-after location of Bratislava - Koliba, on the quiet Jedenásta Street. The apartment is located in an enclosed area in close proximity to the forest, which guarantees peace and contact with nature, just a few minutes from the city center. There are only 12 apartments in the apartment building which guarantees plenty of privacy. The apartment has its own fireplace, air conditioning and a spacious balcony with views of the surrounding greenery.

- Location: Jedenásta ulica, Bratislava III - Koliba
- Size of the apartment: 164 m²
- Balcony: 21 m² with a view of the greenery
- Number of bedrooms: 4
- Number of bathrooms: 2
- Fireplace: yes
- Air conditioning: yes
- Parking: 2 parking spaces in the underground garage
- Cellar: 2 separate brick cellars

DISPOSITION

Entrance hall with storage space, separate bathroom with shower and toilet, bedroom, spacious bathroom with bathtub and toilet, partially separated kitchen with dining area, spacious living room with exit to the balcony and 2



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separate bedrooms.

LOCALITY

Koliba is one of the most prestigious and desirable locations in Bratislava. Jedenásta Street is cul-de-sac, quiet and directly adjacent to the forest, which creates an exceptionally peaceful atmosphere of living with views of the greenery. Nearby there is a cable car to Kamzík, bicycle paths, forest park, as well as excellent access to the city center by car or public transport. The location combines the comfort of urban living with the tranquility of nature.

BENEFITS

- exceptional area of 164 m² - the feeling of living like in a family house
- 2 parking spaces in the underground garage
- 2 cellar dungeons for extra storage space
- balcony overlooking the countryside and the adjacent forest
- quiet cul-de-sac, neighborhood full of greenery and luxury villas
- secure and gated area with electronic doorman

PRICE

970.000eur apartment + 40.000eur each parking space



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