

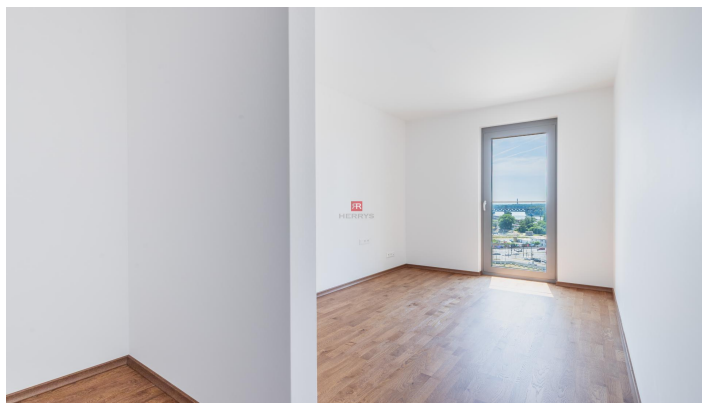
## 2-bedroom apartment Bottova, Bratislava-Staré Mesto

**578 505 €**



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 PREMIUM 3 ROOM APARTMENT IN THE SOUGHT-AFTER NEW DEVELOPMENT METROPOLIS

**HERRYS Real Estate exclusively offers for sale a spacious 3-room apartment in the newly built METROPOLIS development**, located on the **15th floor** out of 18. Thanks to its **southeast** orientation, the apartment boasts **beautiful panoramic views** and an abundance of **natural daylight throughout the day**. It is offered in a **high-end standard**, highly appreciated by current owners who have already taken possession of their units in the project. The METROPOLIS development is renowned for its **distinctive architecture, exceptional construction quality, and prestigious location in the heart of the city**.

- **3-room apartment**
- floor area: **74.60 m<sup>2</sup>**
- floor: **15th**
- orientation: **southeast**
- 2 balconies

## DISPOSITION

The apartment features an entrance hall that leads to the bathroom, separate toilet, living room, and two additional rooms. The living area is seamlessly connected to a kitchen corner, creating an open and functional layout.

It is offered in an **exclusive high-end standard**, including:

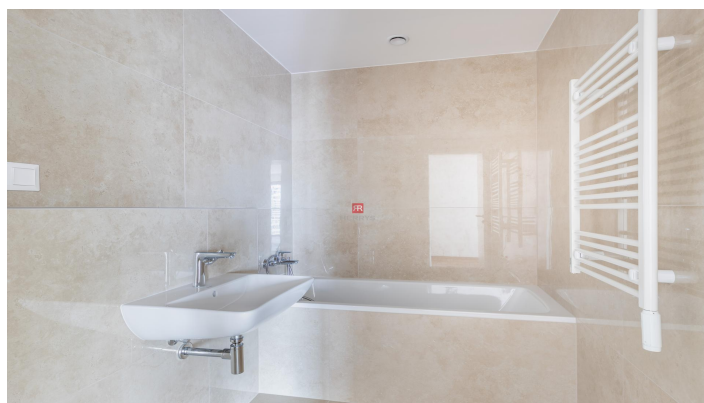
- Triple-layer solid wood flooring
- Large-format Italian wall and floor tiles
- Premium sanitary ware and ceramics



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Ad ID: met\_B151

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- High-quality interior doors with above-standard height and flush-mounted fittings
- Large-format aluminium windows by **Wicon**

The apartment also benefits from **modern and innovative technologies** from leading brands, including:

- High-quality exterior blinds
- Ceiling cooling and heating system by **Rehau**
- Individual premium autonomous ventilation system by **Wolf**

## LOCALITY

The METROPOLIS project is located in a prestigious district of Bratislava's city centre—the **vibrant downtown area on Bottova Street**. This dynamic new neighbourhood blends the charm of the Old Town with the diversity of the modern urban lifestyle. In close proximity, you'll find the **NIVY and EUROVEA shopping centres**, designer restaurants, stylish bars, the scenic Danube promenade, and the historic city core itself. This thriving urban zone offers **strong potential for long-term property value growth**, making it an excellent choice for both comfortable living and smart investment.

## BENEFITS

- aesthetic timeless architecture of the METROPOLIS
- project lucrative address, in the heart of the new downtown Bratislava center
- effectively elaborate layout of the flat state-of-the-art,
- low-cost cooling, heating, recovery and shading technologies
- high-quality materials of premium brands used in the interior of the flat



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- a commercial pier with a semi-private park full of greenery within the METROPOLIS project
- designer restaurants, bars, shops, business centers, administrative buildings and also many opportunities for sports and culture are within walking distance
- quick walking distance to the historic center of Bratislava, to the Danube Riviera as well as to the NIVY and EUROVEA shopping centers Quick
- access to the NIVY main bus station, public transport stops, as well as access to the city bypass

## PRICE

Flat: EUR 578.505,00 including VAT(including professional service and RK commission)

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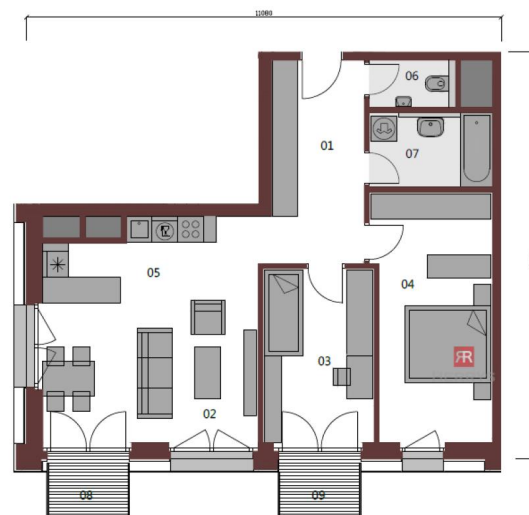


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## METROPOLIS

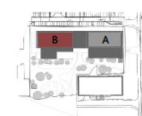
### BYT B.15.1

3+KK / 74,60 m<sup>2</sup> / 15.NP

01	Vstupná hala	10,47m <sup>2</sup>
02	Obývacia izba	16,13m <sup>2</sup>
03	Izba	10,55m <sup>2</sup>
04	Izba	15,72m <sup>2</sup>
05	Kuchyňa	9,20m <sup>2</sup>
06	wc	2,22m <sup>2</sup>
07	Kúpeľňa	5,05m <sup>2</sup>

Podlahová plocha bytu 69,34m<sup>2</sup>

08	Balkón	2,63m <sup>2</sup>
09	Balkón	2,63m <sup>2</sup>
		5,26m <sup>2</sup>



Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie bytu. Kuchynská linka a nábytok nie sú súčasťou dodávky bytu. Špecifikácie pre konštrukcie, povrchové úpravy a rozsah vybavenia je predmetom prílohy "Štandard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

DEVELOPER



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