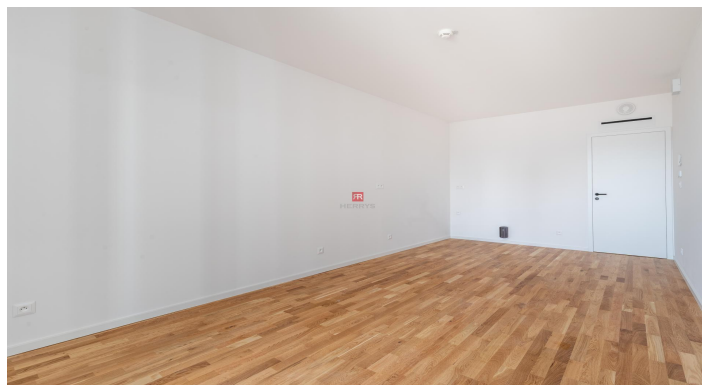


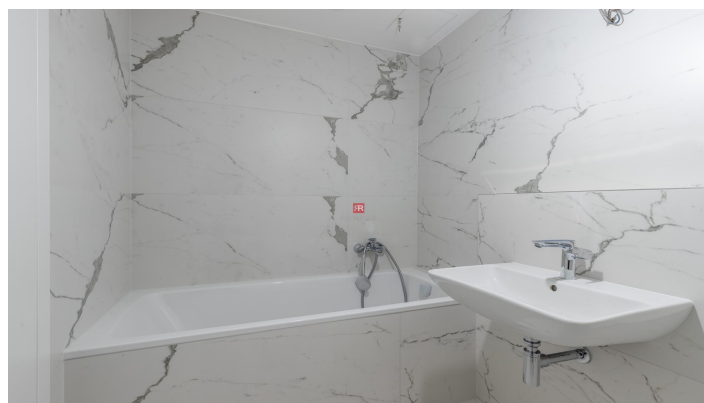
## 1-bedroom apartment Bottova, Bratislava-Staré Mesto

**388 385 €**



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 MODERN 2 ROOM APARTMENT IN THE COMPLETED METROPOLIS PROJECT

**HERRYS Real Estate exclusively offers for sale a modern 2 room apartment with a high-end standard in the newly built METROPOLIS project**, which has now been completed and officially approved. The apartment is located **on the 13th floor** out of 18 in Tower B, with a **northwest** orientation that provides **premium panoramic views of the city**. It is sold in a **high-quality standard finish**, which has already been highly appreciated by many owners who have taken possession of their units in this development. METROPOLIS is situated in **the attractive new downtown district of Bratislava**, offering a superior standard of living with **excellent accessibility and full urban amenities**.

- 2 room apartment
- Floor area: 54,68 m<sup>2</sup>
- Orientation: northwest
- Balcony

## DISPOSITION

The apartment consists of an entrance hallway with space for a built-in wardrobe, a separate toilet, a bathroom with a bathtub, a living room seamlessly connected to the kitchen with access to the balcony, and a separate bedroom.

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

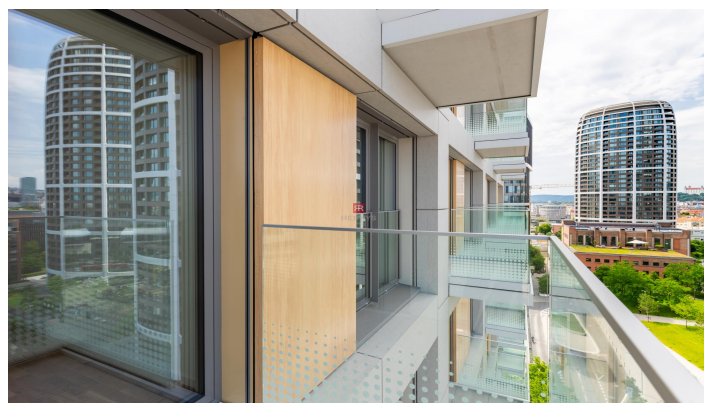
- Triple-layer solid wood flooring
- Large-format Italian tiles and floor coverings
- Premium sanitary ware and ceramics
- High-quality interior doors with above-standard height and flush-mounted fittings



**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: met\_B138

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- Large-format aluminium windows by **Wiscona**

Large-format aluminium windows by **Wiconachnologies** from leading brands, such as:

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

## LOCALITY

The METROPOLIS project is rising in one of Bratislava's most prestigious districts—**the vibrant downtown area on Bottova Street**, right in the city centre. This dynamic new quarter blends the charm of the Old Town with the diversity of the modern urban lifestyle. Just a short walk away, you'll find the **NIVY and EUROVEA shopping centres**, designer restaurants, trendy bars, the Danube river promenade, and the city's historic core. This location offers **exceptional potential for property value growth**, making it a highly attractive investment for both homeowners and investors alike.

## BENEFITS

- aesthetic timeless architecture of the METROPOLIS
- project lucrative address, in the heart of the new downtown Bratislava center
- effectively elaborate layout of the apartment state-of-the-art,
- low-cost cooling, heating, recovery and shading technologies
- high-quality materials of premium brands used in the interior of the apartment
- a commercial pier with a semi-private park full of greenery within the METROPOLIS project



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- 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

Apartment: EUR 388 385,- including VAT(including professional service and RK commission)

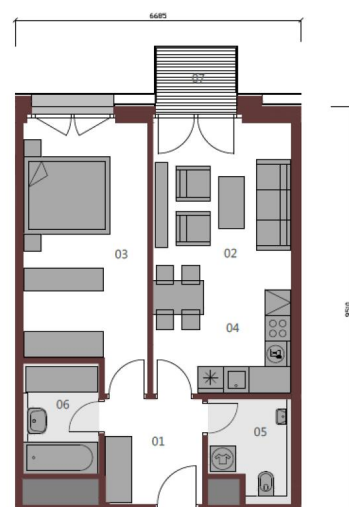
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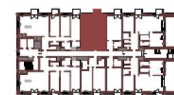
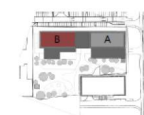
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## METROPOLIS

APARTMÁN B.13.8  
2+KK / 54,68 m<sup>2</sup> / 13.NP

|                       |              |                     |
|-----------------------|--------------|---------------------|
| 01                    | Vstupná hala | 5,61m <sup>2</sup>  |
| 02                    | Obývací izba | 12,00m <sup>2</sup> |
| 03                    | Izba         | 17,00m <sup>2</sup> |
| 04                    | Kuchyňa      | 8,67m <sup>2</sup>  |
| 05                    | wc           | 4,24m <sup>2</sup>  |
| 06                    | Kúpeľňa      | 4,53m <sup>2</sup>  |
| Podlahová plocha bytu |              | 52,05m <sup>2</sup> |
| 07                    | Balkón       | 2,63m <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, poruchové úpravy a rozsah vybavenia je predmetom prílohy "Štandard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

DEVELOPER



VÝHRADNÝ  
PREDAJCA



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