



HERRYS®
finally at home

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

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

HOF AWARDS
BEST OF THE BEST 2022
CENTRAL & EASTERN EUROPE

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 m²
- 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.

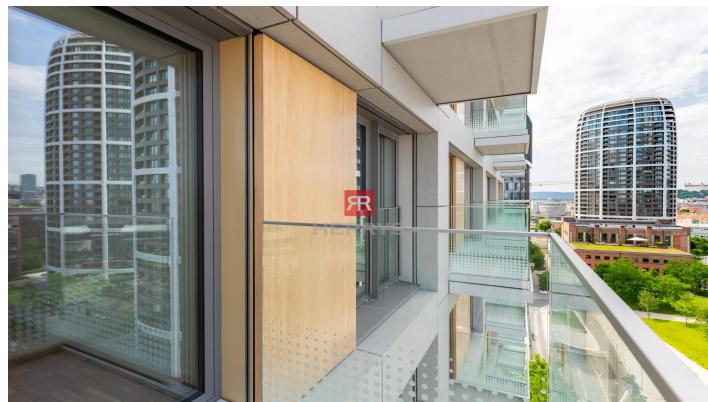
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Ad ID: met_B138

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- Large-format aluminium windows by **Wisconsa**

Large-format aluminium windows by Wicona**chnologies** 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.



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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
- 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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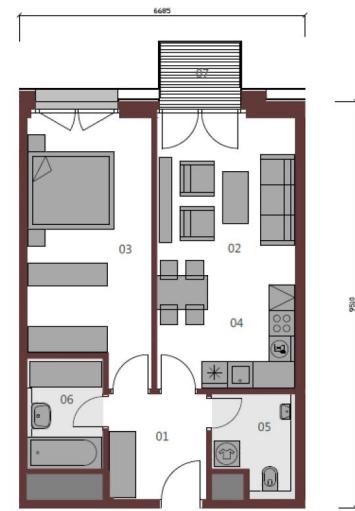
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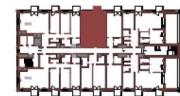
HERRYS



METROPOLIS

APARTMÁN B.13.8 2+KK / 54,68 m² / 13.NP

01	Vstupná hala	5,61m ²
02	Obývacia izba	12,00m ²
03	Izba	17,00m ²
04	Kuchyňa	8,67m ²
05	wc	4,24m ²
06	Kúpelňa	4,53m ²
	Podlahová plocha bytu	52,05m ²
07	Balkón	2,63m ²



Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma podľa predstavuje vzorové dispozíčné riešenie bytu. Kuchynská linka a nábytok nie sú súčasťou dodávky bytu. Špecifikácia pre konštrukcie, povrchové úpravy a riziká výbavenia je predmetom prílohy "Standard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

DEVELOPER

mint
investments

VÝHRADNÝ
PREDAJCA

HERRYS
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