

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

**450 091 €**



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 MODERN 3-ROOM APARTMENT WITH HIGH-END FINISHES IN THE METROPOLIS

**HERRYS Real Estate exclusively offers for sale a stylish 3-room apartment in the premium METROPOLIS development**, situated in the heart of Bratislava's vibrant downtown. Located on the 14th floor out of 16 in Tower A, the apartment is southeast-facing, ensuring **abundant natural light throughout the day and pleasant city views**. The apartment also includes **two balconies**, offering a pleasant outdoor space with scenic views. The apartment is offered in a **high-end standard**, already appreciated by dozens of new owners within the project. METROPOLIS stands out for its **timeless architecture, premium quality finishes**, and **exceptional location** right in Bratislava's new city centre. This is a unique opportunity to own a sophisticated home in one of the capital's most desirable residential projects.

- 3-room apartment
- Interior floor area: 69,51 m<sup>2</sup>
- Floor: 14th out of 16
- 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:

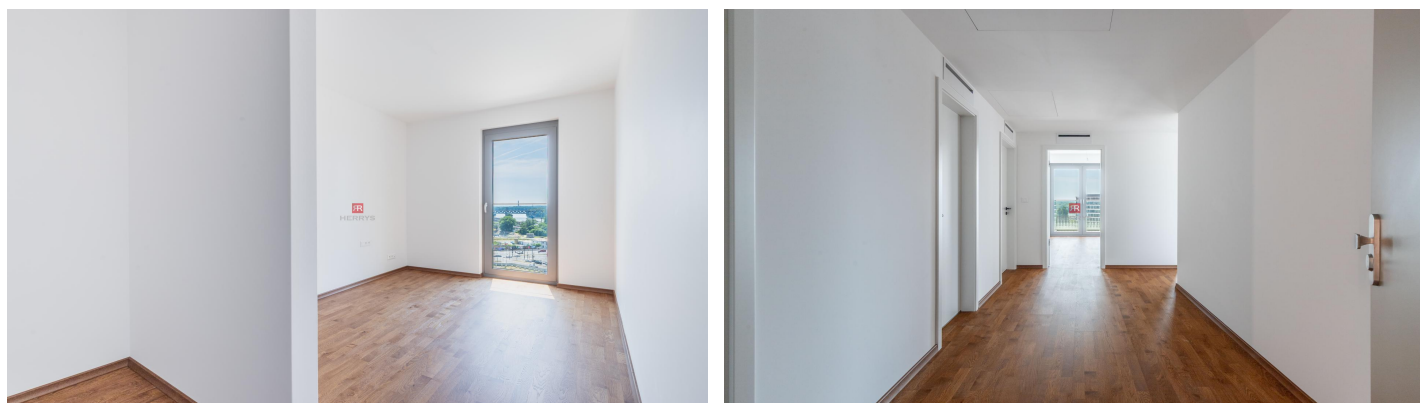
- Triple-layer solid wood flooring
- Large-format Italian wall and floor tiles



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info@herrys.sk  
+421220868866  
Ad ID: meta114

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- Premium sanitary ware and ceramics
- High-quality interior doors with above-standard height and flush-mounted fittings
- Large-format aluminium windows by **Wicona**

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

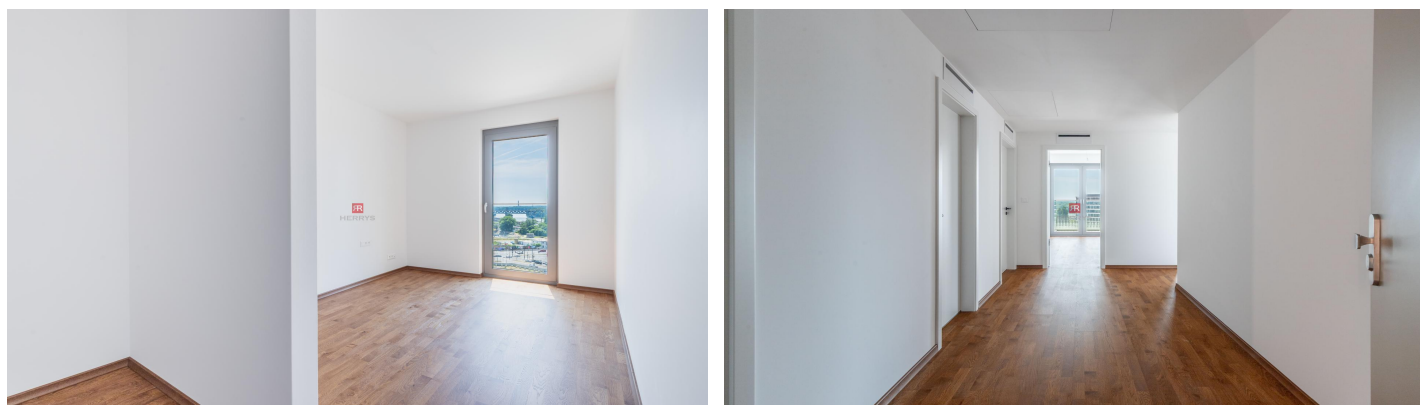
- aesthetic timeless architecture of the METROPOLIS
- project lucrative address, in the heart of the new downtown Bratislava center
- effectively elaborate layout of the flat state-of-the-art,
- low-cost cooling, heating, recovery and shading technologies



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- high-quality materials of premium brands used in the interior of the flat
- 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 450 091 including VAT(including professional service and RK commission)

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