

# Studio

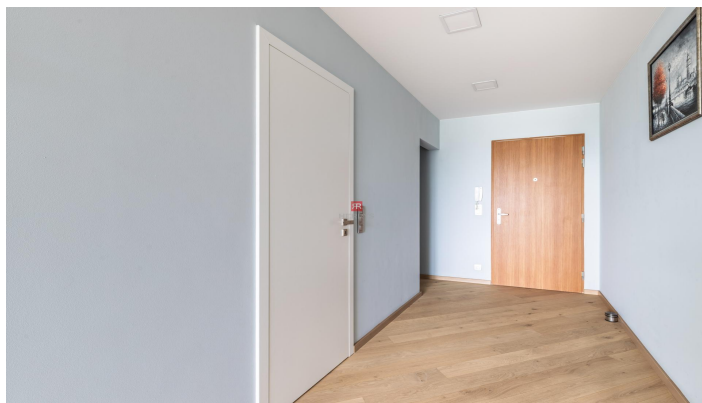
## Bajkalská, Bratislava-Nové Mesto

### 199 000 €



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 MODERN FULLY FURNISHED 1-BEDROOM APARTMENT IN THE III VEŽE WITH A VIEW OF GREENERY

**HERRYS real estate agency** offers **exclusively** for sale a **modern, completely renovated 1-room apartment** in the renowned **III Veže project (Bajkalská street)**, Bratislava - Nové Mesto. The apartment is located on the 7th floor in the 3rd tower, has an **eastern orientation and a view of a quiet inner block with greenery**. It is sold **fully furnished with high-quality new furniture and appliances**, ready for immediate rental.

**It represents an ideal opportunity for investors** looking for a stable, carefree rental income in one of the most desirable locations in Bratislava.

Usable area: 38.69 m<sup>2</sup>

Orientation: east

Monthly costs for 1 person: €170 + electricity

### DISPOSITION

Entrance hall with storage space, separate wardrobe, bathroom with toilet, living room connected to the kitchen.

### LOCALITY

**The III Towers project** is located in a sought-after part of **Bratislava - Nové Mesto**, with excellent access to the center and the highway bypass. Tenants have access to a fitness center, clubhouse, restaurants, cafes, a bank, groceries and services directly in the building. In the vicinity there are shopping centers VIVO!, CENTRAL, as well as sports facilities (NTC, ice rink, swimming pool, outdoor pool).



**Miroslav Daněk**

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**Excellent transport accessibility** – public transport stops (bus, trolleybus, tram) within 5 min. walk, connection to main transport routes and suburban lines.

## BENEFITS

- The apartment is sold **fully furnished** - possibility of immediate rental without additional costs
- High demand for rental housing in a location with **excellent civic amenities**
- New, **high-quality reconstruction** - reduced risk of future repairs
- **Popular project** among expats, managers and young professionals
- **Fitness center and clubhouse** for residents only - added value for tenants
- **24/7 reception and security service** - safe and comfortable living
- Project **III Veže** is among the investment-stable properties with excellent long-term occupancy

## PRICE

199 000 EUR (including professional services and real estate commission)

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**Miroslav Daněk**

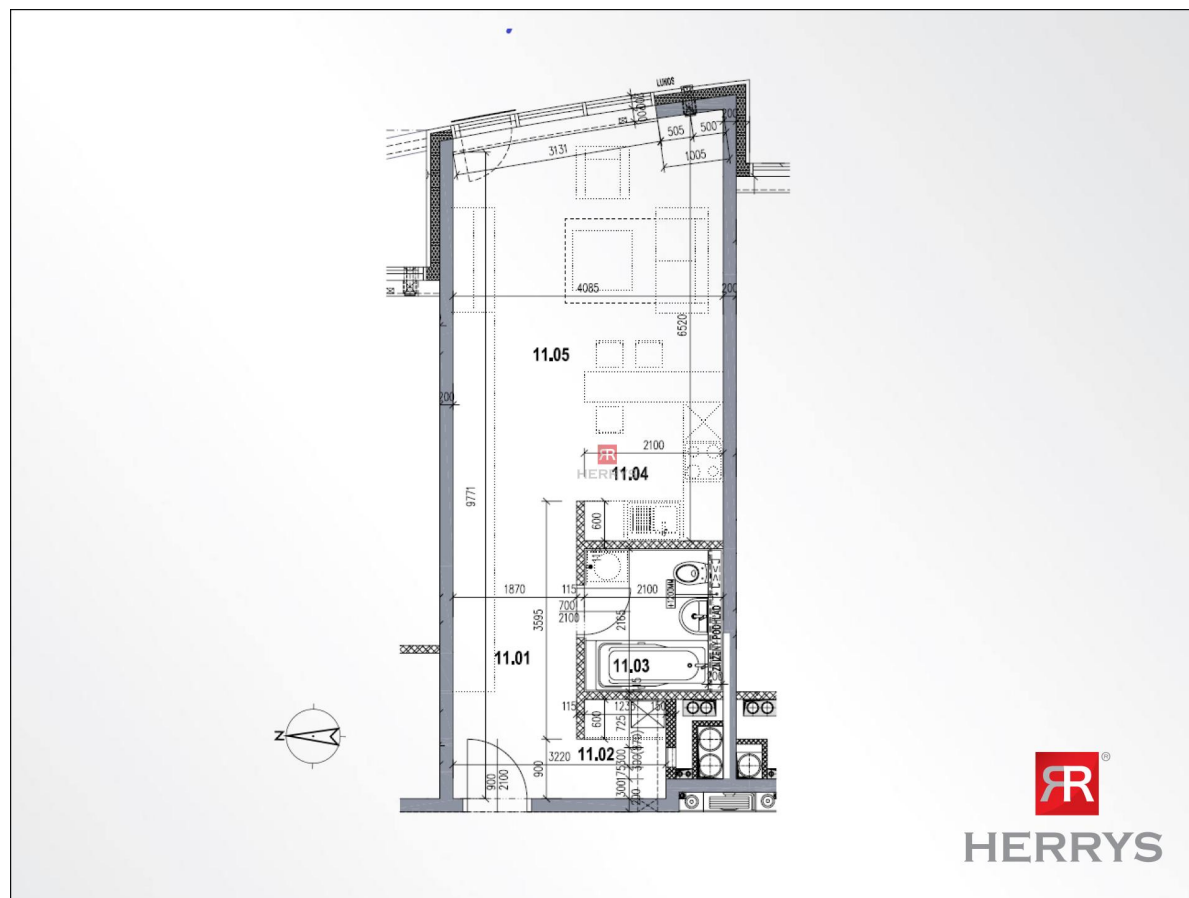
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