

# Studio

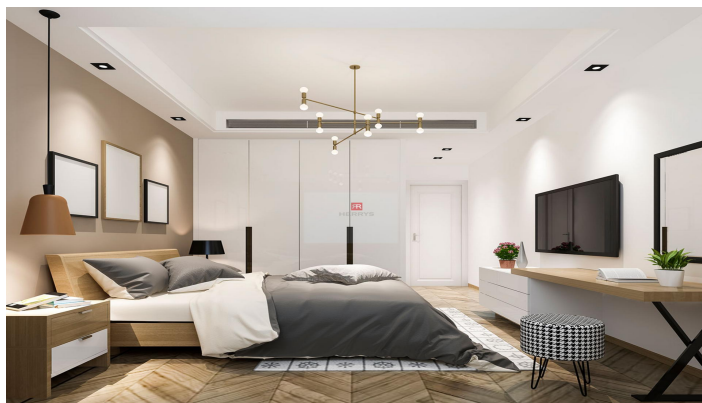
## Smrečianska, Bratislava-Staré Mesto

**203 070 €**



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: EXCLUSIVE 1.5-ROOM APARTMENT IN THE BOUTIQUE APARTMENT HOUSE SMREČIANSKA

**HERRYS Real Estate offers exclusively for sale a 1.5-room apartment in the boutique SMREČIANSKA project, where modern architecture meets the comfort of living in a green park-side setting.**

The residential building is situated in a prime location that perfectly combines the benefits of city life with the tranquillity of nearby greenery. Just minutes from the city center, you'll have easy access to shops, cafés, services, and cultural events. Within walking distance is the popular Račianske Mýto park – an ideal spot for relaxation, walks, or outdoor activities. This location strikes the perfect balance between vibrant urban living and a peaceful green environment.

Modern architecture and high-quality materials guarantee an elevated standard of living. The apartments offer exceptional comfort with ceiling heating and cooling powered by a heat pump. Premium features include wooden parquet flooring and elegant aluminum windows.

Private courtyard parking and complete civic amenities are just a few steps from your door. Everything you need for a convenient lifestyle is close at hand.

Thanks to its prime location in the center of Bratislava, excellent construction quality, and smart layout, the apartment is ideal not only for living but also as a long- or short-term investment property in a high-demand area.

### Property details:

Usable area: 30.50 m<sup>2</sup>

Orientation: Northeast (NE)



**HERRYS s.r.o.**

info@herrys.sk

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Ad ID: SMREK\_A2

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## DISPOSITION

The apartment consists of an entrance hall, a bathroom with a bathtub and toilet, a living room connected to the kitchen, and a sleeping area with space for a built-in wardrobe.

The apartment is offered in an exclusive high-standard finish, including:

Solid wood flooring

High-quality wall tiles and floor tiling in a modern design

Premium sanitary ware and ceramics

Top-quality interior doors with concealed hinges

Wooden windows

Ceiling cooling and heating system by Rehau

## LOCALITY

### A Peaceful Retreat Near the Beating Heart of the City

This new residential building is nestled in a pleasant green setting where the energy of city life meets a sense of calm. Just a short walk from the city center, you'll enjoy excellent access to everything you need – from cafés and shops to cultural events. The popular Račianske Mýto park is also close by, offering the perfect spot for walks, exercise, or relaxing in the shade of mature trees. This location strikes a harmonious balance between vibrant urban living and the comfort of a green oasis – an ideal place for everyday well-being.

## BENEFITS

Premium address in the Old Town, next to Račianske Mýto park

Boutique project with only eight apartments

Private, dedicated parking space

Efficient and well-thought-out apartment layout

Cutting-edge, low-energy ceiling cooling and heating technologies



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Quick walking distance to Bratislava's historic city center, the Danube riverfront, Ondrej Nepela Winter Stadium, and the CENTRAL shopping mall

Excellent access to the Main Train Station, Nivy Bus Terminal, and public transport stops

## PRICE

Apartment: €203,070 incl. VAT(including professional services and agency commission) Parking space: €25,000 incl. VAT

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