

## 1-bedroom apartment K Železnej studienke, Bratislava-Staré Mesto

**601 185 €**



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 SPACIOUS 2-ROOM APARTMENT IN PREMIUM STANDARD, PROJECT K ŽELEZNEJ STUDIENKE

**HERRYS real estate agency** offers **exclusively** for sale an elegant 2-room (1 bedroom) apartment **with a spacious living area** in the residential project **K Železnej studienke**, which is located in a popular location on the border of the city and the nature park. The apartment is located on the ground floor of block A and will impress with its high-quality layout, airy rooms and **high standard of workmanship**.

usable area: 114.48 m<sup>2</sup> (89.55 m<sup>2</sup> apartment + 24.93 m<sup>2</sup> balcony)

orientation: west

price for a cellar from 9,335.70 EUR incl. VAT

price for a garage parking space 36,900 EUR incl. VAT

### DISPOSITION

hallway, bedroom, separate bathroom with bathtub, separate toilet, wardrobe, living room connected to the kitchenette and dining area, entrance to the balcony

### LOCALITY

**The K Železná studienke residence** is located in a quiet area at the entrance to the forest park, which offers rich opportunities for relaxation, sports and walks in nature. This location is among the most sought-after in Bratislava thanks to the exceptional combination of natural surroundings, excellent accessibility and developed civic amenities in the vicinity of Patrónka, Mlynská dolina and the Old Town.



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info@herrys.sk

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There is a **public transport** stop right next to the project with connections to the center and other city districts. In the wider area there are several preschools (**Škôlkáreň, Dúhová škôlka Westend Gate, Škôlka pri lese**) and school facilities, popular sports grounds, restaurants and shopping centers (e.g. **Kaufland Patrónka, Cubicon, OC Bory, Tesco Galeria**).

A key benefit for future residents is also **the planned plan of the Bratislava Self-Governing Region in Patrónka**, where a new **center of education, innovation and community services for families with children** is to be built in the area of the former boarding school. The project will expand the range of schools, leisure activities, and publicly accessible spaces in this part of the city.

## BENEFITS

- **large-format aluminum windows** with triple-glazed insulation – ensure quiet, bright and airy interiors
- **own gas boiler room** on -1st floor
- hot-water **underfloor heating**
- **ceiling cooling** of the FANCOIL type including DAIKIN terminal devices recessed in the ceiling
- **air recovery** in each living room
- sought-after location near the nature zone
- **private garden** for residents only
- **direct connection to the forest park and playgrounds** – ideal for everyday movement and weekend activities
- **quick access to the city center** and main transport routes



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## PRICE

601 185,05 EUR incl. VAT (including professional service and real estate commission)

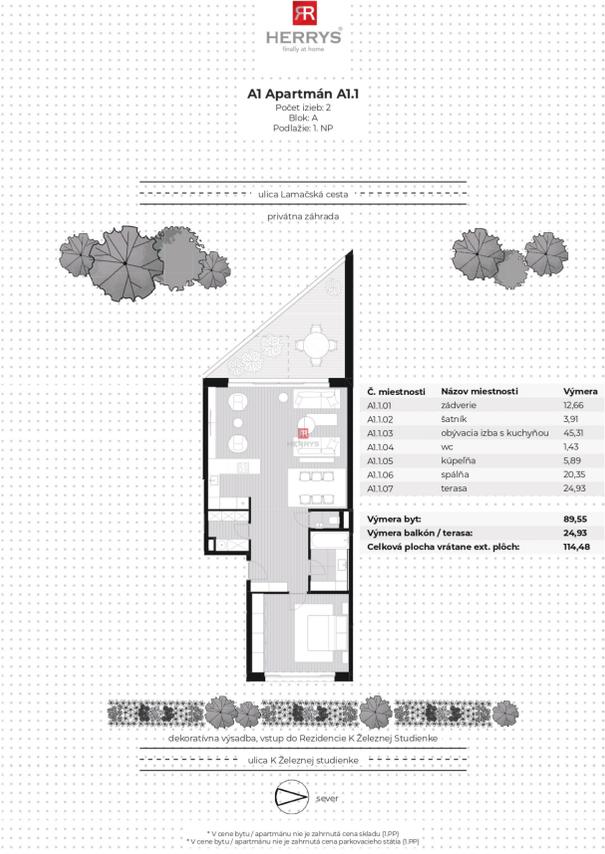
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**HERRYS**  
finally at home

**A1 Apartmán A1.1**  
Počet izieb: 2  
Blok: A  
Podlažie: 1. NP

ulica Lamačská cesta

privátna záhrada

C. miestnosti	Názov miestnosti	Výmera
A1.1.01	zadverie	12,66
A1.1.02	sainik	3,91
A1.1.03	obývací izba s kuchyňou	45,31
A1.1.04	wc	1,43
A1.1.05	kupeľňa	5,89
A1.1.06	spalňa	20,35
A1.1.07	terasa	24,93
<b>Výmera byt:</b>		<b>89,55</b>
<b>Výmera balkón / terasa:</b>		<b>24,93</b>
<b>Celková plocha vrátane ext. plôch:</b>		<b>114,48</b>

dekoratívna výsadba, vstup do Rezidencie K Železnej Studienke

ulica K Železnej studienke

sever

\* V cene bytu / apartmánu nie je zahrnutá cena záhrady (0,PP)  
\*\* V cene bytu / apartmánu nie je zahrnutá cena parkovacieho státia (0,PP)

Výhradný predajca: HERRYS, tel: +421 948 217 888, mail: info@herryssk

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