HERRYS
finally at home

2-bedroom apartment
Sliačska, Bratislava-Nové Mesto

356 000 €

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: STYLISH AND TIMELESS 3-ROOM APARTMENT IN THE AHOJ PARK WITH A SPACIOUS WEST-FACING BALCONY

The **real estate agency HERRYS** exclusively offers for sale a stylish and timeless **3-room apartment** in the new residential development Ahoj Park on Sliačska Street in Bratislava. The apartment is located on the 3rd floor and provides a practical layout with a pleasant total area of **75.18 m²** (apartment 65.53 m² + balcony 9.65 m²). The Ahoj Park project offers residents a high standard of living thanks to modern technology, quality construction, and beautifully maintained common areas. Residents also have access to parking spaces in the underground garage.

MODERN DESIGN, QUALITY, AND COMFORT
The apartment interior is elegantly furnished with an emphasis on timelessness, style, and the use of high-quality materials. Comfort is ensured by air conditioning, premium interior amenities, and practical storage solutions. The spacious balcony provides a delightful relaxation spot thanks to the treetops located directly beneath it. The apartment is an ideal choice for those seeking modern and comfortable living in a quiet location with excellent access to the city center.

It is possible to purchase two parking spaces in the shared underground garage with the apartment. Additionally, residents have access to an outdoor parking lot secured by a barrier, intended exclusively for the building's residents.

DISPOSITION

The apartment consists of an entrance hallway with space for a built-in wardrobe, a bathroom with a shower, and a separate toilet. The daytime area features a spacious living room with a kitchen corner and direct access to the balcony. The balcony creates a unique nook thanks to the tree canopy directly below, providing peaceful moments and beautiful sunsets due to its western orientation. The nighttime area comprises two separate bedrooms with a practical layout and ample storage space.

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Ad ID: KJM45

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LOCALITY

The Ahoj Park project is located in a quiet, green area of Bratislava – in the popular Nové Mesto district. The location offers excellent connectivity to the city center as well as quick access to nature at Koliba or Železná studnička. Grocery stores, public transport stops, schools, kindergartens, and fitness centers are all within walking distance. This area strikes the perfect balance between urban comfort and residential tranquility, making it a long-term favorite for both homebuyers and renters.

BENEFITS

- Peaceful location surrounded by greenery, close to Koliba and the city center
- Modern new development with high-quality construction standards
- Practical and timeless layout with a spacious 9.65 m² balcony
- Air conditioning, quality interior materials, and smart storage solutions
- Privacy and pleasant western sunlight
- Option to purchase two parking spaces in the underground garage
- Secure entrance, well-maintained common areas, and outdoor parking for residents
- Ideal as a modern urban home or a stable rental investment opportunity

PRICE

€356,000 + 2 parking spaces for €50,250(the price includes professional services and agency commission)© Text and photos are the intellectual property of HERRYS real estate agency.

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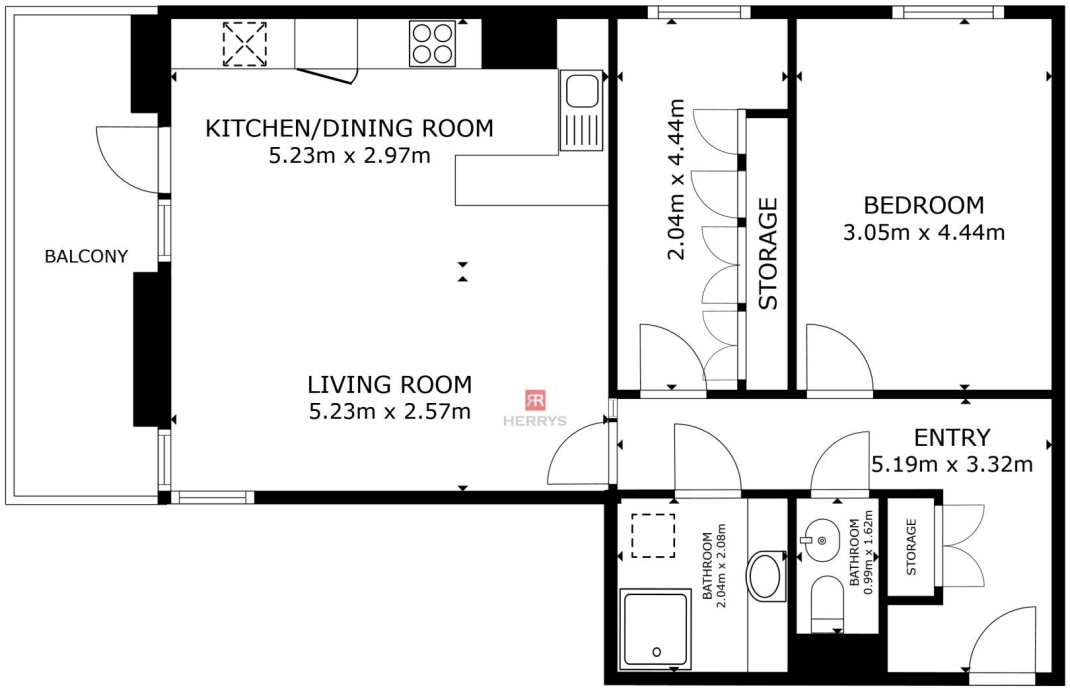
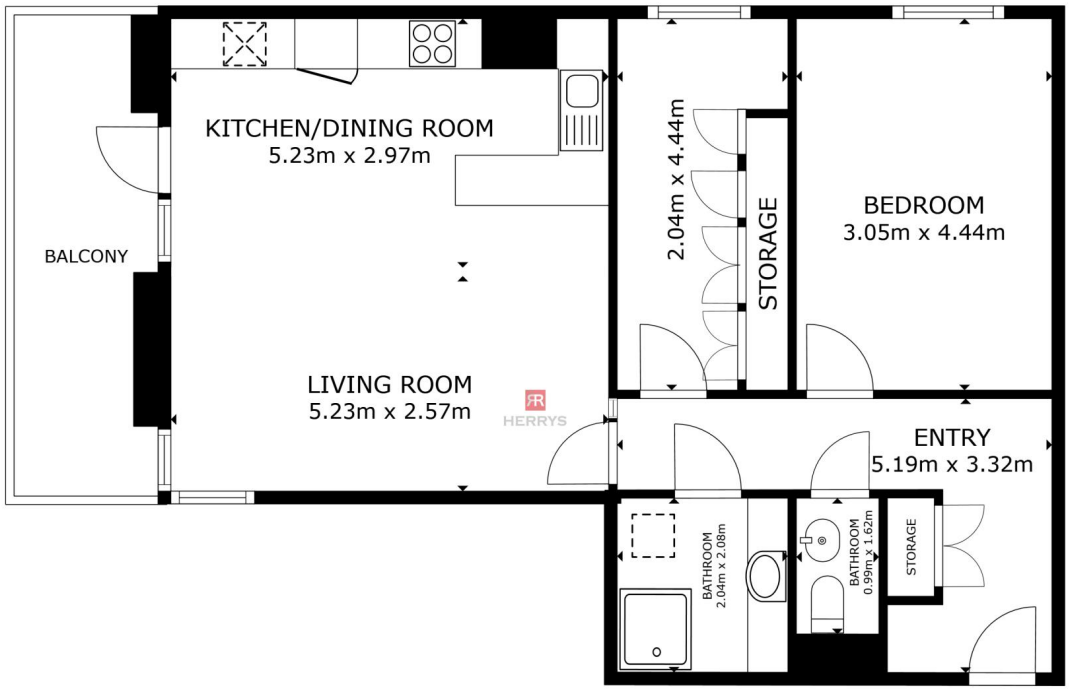


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 70.5 m²
EXCLUDED AREAS : BALCONY 9.9 m²
TOTAL : 70.5 m²
AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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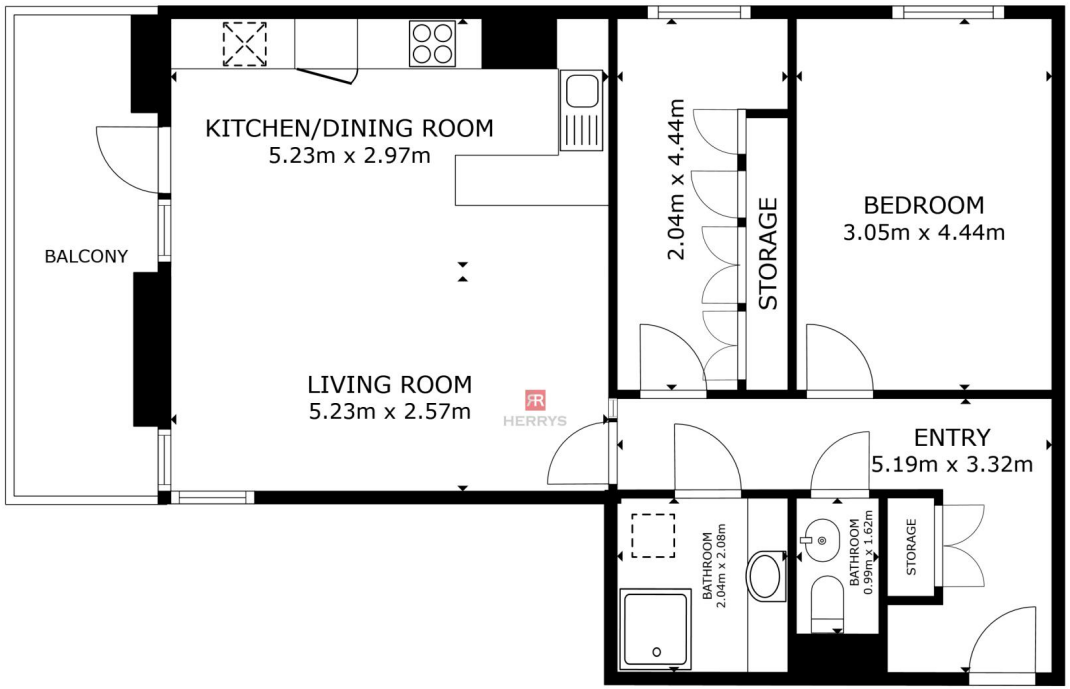

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