

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

**1 473 735 €**



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 - EXCLUSIVE 4-ROOM PENTHOUSE WITH TERRACE FOR SALE IN THE K ŽELEZNEJ STUDIENKE PROJECT

**HERRYS** real estate agency offers **for sale an exclusive elegant 4-room penthouse** with a generous living area in the K Železnej studienke residential project, located in a popular location on the border between the city and a nature park. The apartment is located on the top 4th floor of block C and is particularly attractive due to its high-quality layout, airy rooms, and **generous terrace**.

Total area: 386.25 m<sup>2</sup> (191.6 m<sup>2</sup> apartment + 194.63 m<sup>2</sup> terrace)

Orientation: west

Price for basement storage room from EUR 9,335.70 incl. VAT

Price for garage parking space EUR 43,050 incl. VAT

### DISPOSITION

Entrance hall, bedroom with bathroom, wardrobe and access to the terrace, living room connected to the kitchenette, dining area and access to the terrace, pantry, 2 bedrooms, bathroom, toilet, wardrobe, storage room.

### 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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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

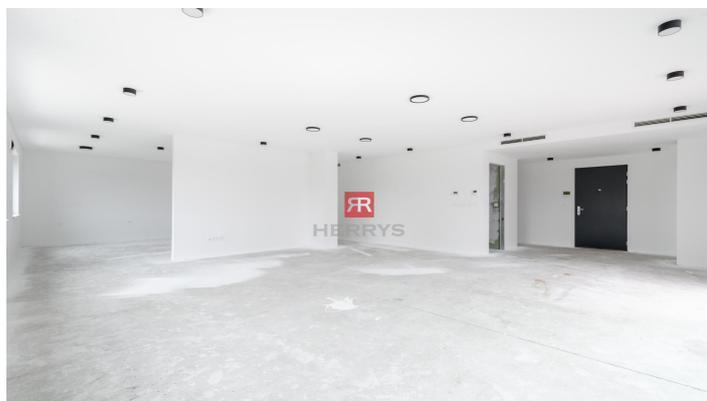
- **large-format aluminum windows** with triple-glazed insulation – ensure quiet, bright and airy interiors
- **own gas boiler room** on -1st floor
- hot-water **underfloor heating**
- **ceiling cooling** of the FANCOIL type including DAIKIN terminal devices recessed in the ceiling
- **air recovery** 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

1.473.734,96 EUR incl. VAT

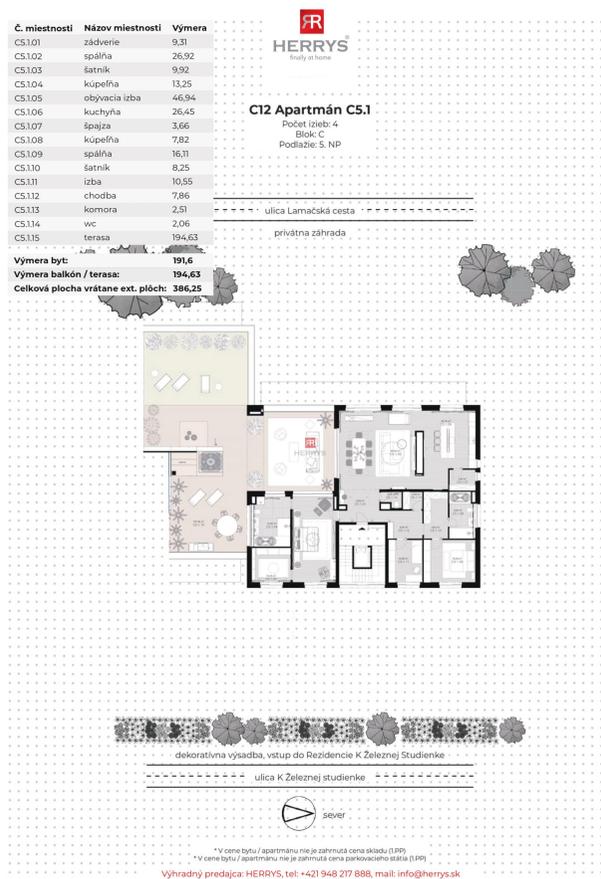
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