

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

**549 155 €**



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

The **HERRYS real estate agency** offers for sale an exclusive, **elegant 2-room** apartment with a spacious living area and high ceilings 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 ground floor of block C and is particularly attractive due to its high-quality layout, airy rooms, and high standard of finish.

Usable area: 113.79 m<sup>2</sup> (73.12 m<sup>2</sup> apartment + 40.67 m<sup>2</sup> terrace)

Orientation: west

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

Price for garage parking space EUR 36,900 incl. VAT

### DISPOSITION

vestibule, bathroom, living room with kitchenette, bedroom, terrace.

### 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.

There is a **public transport** stop right next to the project with connections to the center and other city districts. In



**HERRYS s.r.o.**

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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

549.154,93 EUR incl. VAT

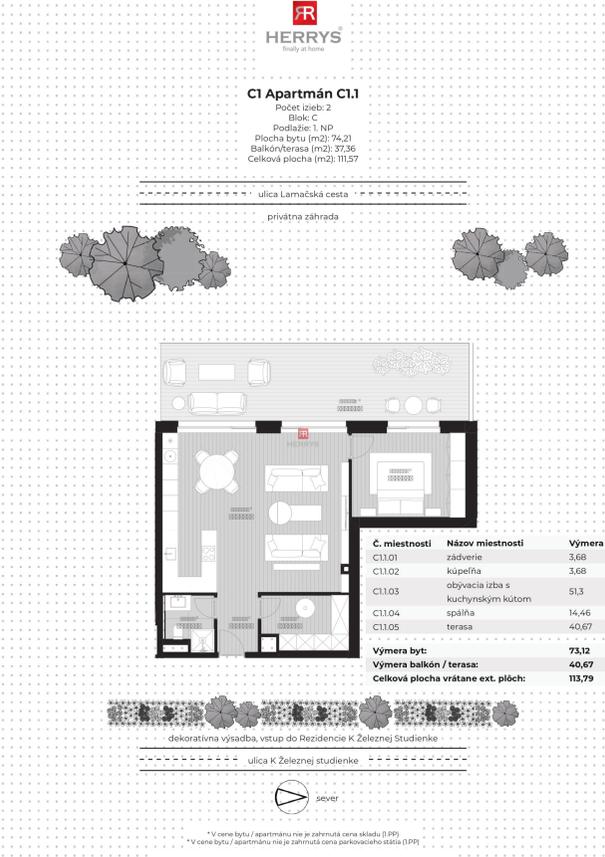
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**HERRYS**  
finally at home

**C1 Apartmán C1.1**  
Počet izieb: 2  
Blok: C  
Podlažie: 1. NP  
Plocha bytu (m<sup>2</sup>): 74,21  
Balkón/terasa (m<sup>2</sup>): 37,36  
Celková plocha (m<sup>2</sup>): 111,57

ulica Lamačská cesta

privátna záhrada

Č. miestnosti	Názov miestnosti	Výmera
C1.1.01	zadverie	3,68
C1.1.02	kúpeľňa	3,68
C1.1.03	obývacia izba s kuchynským kútom	51,3
C1.1.04	spálňa	14,46
C1.1.05	terasa	40,67
<b>Výmera byt:</b>		<b>73,12</b>
<b>Výmera balkón / terasa:</b>		<b>40,67</b>
<b>Celková plocha vrátane ext. plôch:</b>		<b>113,79</b>

dekoratívna výsadba, vstup do Rezidencie K Železnej Studienke

ulica K Železnej studienke

sever

\*V cene bytu / apartmánu nie je zahrnutá cena sklada (I.PP)  
\*V cene bytu / apartmánu nie je zahrnutá cena parkovacieho státia (I.PP)

Výhradný predajca: HERRYS, tel: +421 948 217 888, mail: info@herrys.sk

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