







2-bedroom apartment Americká, Bratislava-Nové Mesto

295 000 €



















HERRYS - FOR SALE A NICE 3-ROOM FLAT ON AMERICKA STREET IN BRATISLAVA - NOVÉ MESTO.

HERRYS real estate agency exclusively offers for sale a nice 3-room flat on Americka Street, in a pleasant and quiet location in Bratislava - Nové Mesto, with rich civic amenities nearby and with fast transport connections to the city center.

Flat has an excellent layout of 79,11 m2 with non-passing rooms and a separate kitchen. It is oriented to two cardinal points, to quiet inner blocks. Flat is located on the raised ground floor of a 4-story brick apartment building, which was renovated in 2025. Flat also includes a cellar in the basement of 2,5 m2.

FLAT:

usable area: 81,61 m2 (flat 79,11 m2 + basement 2.5 m2)

ground floor (raised) out of a total of 4

orientation: west, east

monthly costs: advance payments to the administrator: 330 euros, electricity 36 euros, gas 6 euros

flat is also sold with furniture and equipment (possible agreement) there are residential parking spaces around the apartment building

DISPOSITION

Flat consists of a hall, living room, two rooms, separate kitchen, bathroom with bathtub and separate toilet. All three rooms are impassable. Flat has a cellar with an area of 2.5 m2 located in the basement of the flat building. There is



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also a stroller storage room in the basement, suitable for storing bicycles.

LOCALITY

This location is characterized by a lot of greenery, a quiet, well-maintained environment, proximity to civic amenities on Račianske Street and around Račianske mýto, as well as a fast public transport connection to the city center. Nearby is a sports complex, Račianske mýto park, bars, restaurants, a pharmacy, supermarkets Billa, Lidl, Tesco express, Delia. From this location, quick transport access (5 min) is possible to the city center as well as to Koliba, or to the tourist trails of the Little Carpathians.

BENEFITS

- excellent layout of the apartment (floating apartment) with orientation to two cardinal points west and east
- separate kitchen
- cellar belonging to the apartment located in the basement of the apartment building
- extra storage space for bicycles or a stroller in the stroller room
- Modernized apartment building in 2025 with a low number of apartments in the entrance (14)
- Pleasant, quiet surroundings, full of greenery a sought-after urban district, the civic amenities of the Urban Residence complex are just a stone's throw away
- There are several restaurants in the vicinity as well as the Račianske mýto park
- proximity to public transport



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PRICE

price: 295.000 EUR(including professional service and real estate commission)

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