

2-bedroom apartment Americká, Bratislava-Nové Mesto

295 000 €



Business name: HERRY'S 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 - NICE 3-ROOM FLAT FOR SALE, WITH POSSIBILITY TO CONVERT IT INTO 4-ROOM FLAT, BRATISLAVA III

HERRYS real estate agency exclusively offers for sale a **nice 3-room flat with a possibility to convert it into a 4-room flat**. Flat is located on Americká 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



Ing. Gabriela Horňáková

gabriela.hornakova@herrys.sk

+421 948 940 111

Ad ID: HG9

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rooms are impassable. Flat has a cellar with an area of 2.5 m2 located in the basement of the flat building. There is also a stroller storage room in the basement, suitable for storing bicycles.

LOCALITY

Location is characterized by a lot of greenery, a quiet, well-maintained environment, proximity to civic amenities on Račianske Street and in the vicinity of Račianske mýto. Nearby is a sports complex, Račianske mýto park, bars, restaurants, a pharmacy, supermarkets Billa, Lidl, Tesco express, Delia. The tram stop is a 1-minute walk away and public transport provides a very fast connection to the city center and the location of the Little Carpathians hiking trails.

BENEFITS

- excellent layout of the apartment (floating apartment) with orientation to two cardinal points west and east
- separate kitchen
- possibility to convert it into a fully functioned 4-room flat
- 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)

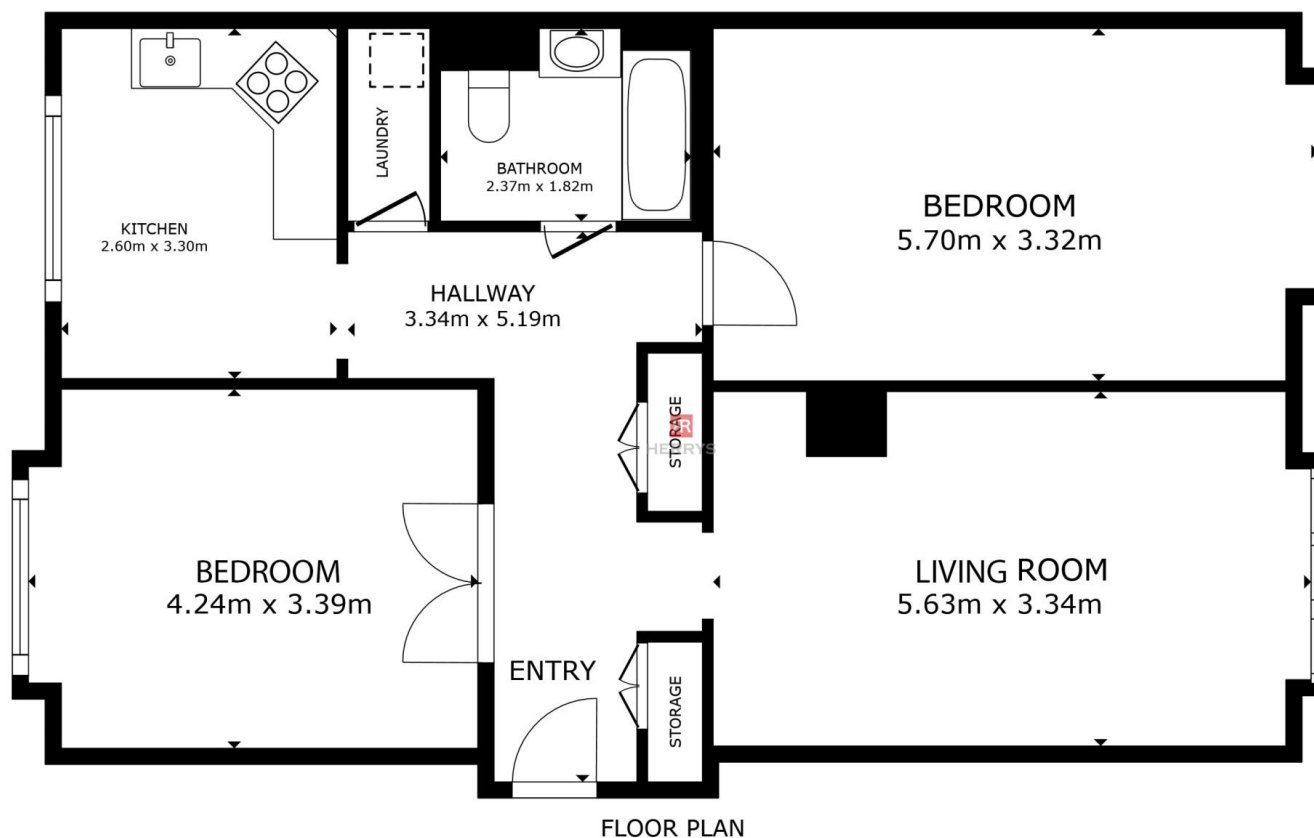
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