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CENTRAL & EASTERN EUROPE

## 3-bedroom apartment Matejkova, Bratislava-Karlova Ves

**479 000 €**



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 - SPACIOUS 4-ROOM APARTMENT FOR SALE IN A NEW BUILDING NEAR THE DANUBE

HERRYS real estate agency offers for sale an exclusive 4-room apartment in an intimate apartment building with a private playground, located at the beginning of Dlhé Diely in a quiet area full of greenery, just a few minutes from the Danube branch

The generously sized apartment is located on the 2nd floor of a 5-story brick apartment building with an elevator and a camera system, approved in 2007. Residents have access to a private garden with a playground and seating area, which creates a pleasant and safe environment for families.

The apartment has two spacious balconies with a total area of 24.45 m<sup>2</sup>, facing east and west.

Heating is provided by central heating via radiators. An air conditioning unit is installed in the apartment. The floors in the living areas are large-format laminate, while the rest of the apartment has ceramic tiles.

A parking space in the underground garage can be purchased for €30,000.

The apartment is sold with a fully equipped kitchen and furniture, including appliances (electric oven, ceramic hob, extractor hood, dishwasher, refrigerator, freezer, washing machine, air conditioning).

Usable area of the apartment 161.51 m<sup>2</sup>: apartment 137.06 m<sup>2</sup>, balconies 24.45 m<sup>2</sup>

Monthly operating costs: management fees €260, electricity €22

Orientation: E (kitchen with dining room, living room), W (bedrooms)



**Samuel Orság**

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Ad ID: S0080

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## DISPOSITION

The apartment consists of:

spacious entrance hall with plenty of space and a wardrobe - 11.2 m<sup>2</sup>

kitchen with dining area (the kitchen has access to a pantry) - 29.3 m<sup>2</sup>

living room with roll-up door - 31.36 m<sup>2</sup>

1st bedroom with large wardrobe - 17.4 m<sup>2</sup> + 6.2 m<sup>2</sup>

2nd bedroom - 13.4 m<sup>2</sup>

3rd bedroom - 12.9 m<sup>2</sup>

bathroom with shower, bathtub, and toilet - 8.3 m<sup>2</sup>

separate toilet - 2.6 m<sup>2</sup>

hallway - 4.4 m<sup>2</sup>

2 spacious balconies - 24.45 m<sup>2</sup>



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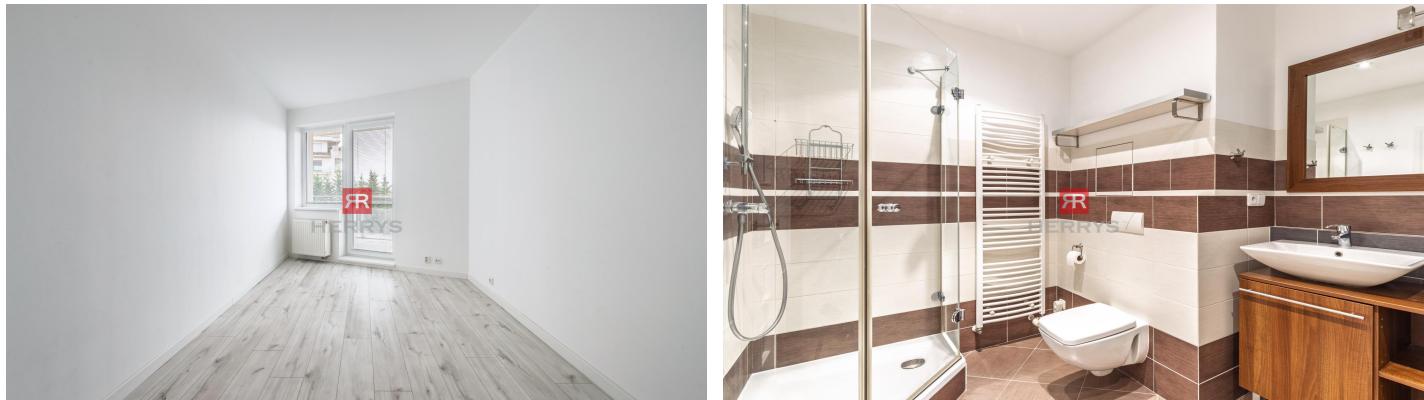
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## LOCALITY

Matejkova Street in Dlhé Diely is known for its peaceful living in close proximity to nature. The surrounding area offers plenty of greenery, playgrounds, complete civic amenities, schools, and kindergartens. Quick access to the center of Bratislava and convenient public transport connections make this location a great place for active city life. The proximity of the Danube river basin provides opportunities for walking, cycling, and relaxing in nature.

## BENEFITS

Spacious apartment with two large balconies

Excellent location at the beginning of Dlhé Diely with good access to the center of Bratislava

Private garden with a playground and seating area exclusively for residents

Quiet apartment building with a low number of residential units

Bathroom with bathtub and shower

Apartment building with cameras and video intercom

## PRICE

479,000 EUR including legal services Option to purchase a parking space in the underground garage for 30,000 EUR.



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