

1-bedroom apartment Kadnárova, Bratislava-Rača

249 000 €



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 - 2-ROOM APARTMENT FOR SALE IN THE ZLATÉ KRÍDLO COMPLEX, RAČA

HERRYS real estate agency offers for sale a unique 2-room apartment in a new building (Zlaté krídlo apartment complex) in Rača.

The apartment is located on the 7th floor (of 7). It faces east towards a quiet courtyard, thanks to which the apartment is beautifully lit in the morning and at the same time extremely quiet. Large windows and a balcony accessible from both rooms bring airiness and excellent lighting to the interior. The practical layout with a separate bedroom is complemented by a spacious living room with a kitchen, where a comfortable work corner ideal for a home office or study has been created. The apartment is air-conditioned with plenty of storage space, offering high everyday comfort without the need for further investment.

The apartments in the complex are built with an emphasis on comfort and technology – intelligent heating control and heat exchange boiler rooms, which result in low operating costs.

Apartment size: 53.54 m² + balcony: 5.76 m²

The apartment also includes an internal, separate garage with an area of 24.61 m². The price of the garage is €35,000.

DISPOSITION

The apartment consists of an entrance hall with a roll-up door, a spacious living room with a kitchen and work area, a separate bedroom, and a bathroom with a shower and toilet. The apartment also has a spacious, separate garage.



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LOCALITY

The apartment is located in the modern Zlaté krídlo complex – in a quiet, green residential area below the slopes of the Little Carpathians, overlooking vineyards and nature. The inner courtyard has plenty of greenery with a children's playground and a workout area. The location in Rača guarantees peaceful living, while at the same time being a stone's throw from the center of Bratislava, with good public transport links. Ideal for those looking for modern living with comfort, a balcony, greenery, peace and proximity to the city.

BENEFITS

- air-conditioned new building
- low operating costs
- practical and functional layout
- large separate garage
- quiet and green residential area
- amenities and accessibility from the city center

PRICE

Apartment: €249,000 Garage: €35,000

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