

# Studio

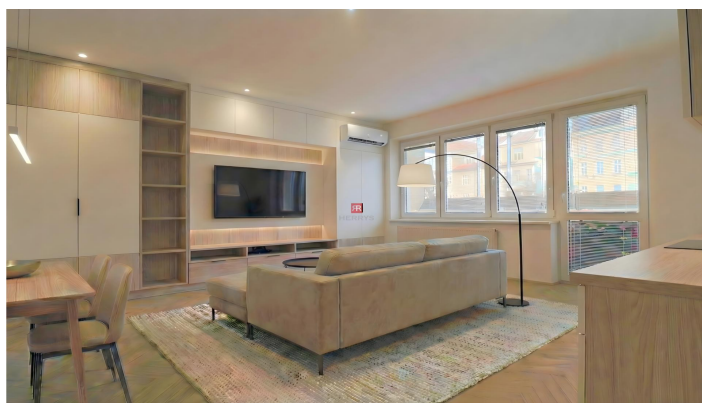
## Dunajská, Bratislava-Staré Mesto

### 220 000 €



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 - 1-ROOM APARTMENT FOR SALE WITH THE POSSIBILITY OF CONVERSION TO 1.5 ROOMS IN AN EXCLUSIVE LOCATION IN THE OLD TOWN

HERRYS real estate agency offers for sale an air-conditioned 1-room apartment with a separate kitchen in a sought-after location on Dunajská Street in the Old Town. The layout of the apartment allows for easy conversion into a 1.5-room apartment with a separate sleeping area by moving the kitchen into the living room.

The apartment is located on the 2nd floor of a 7-story panel apartment building with a new elevator. The building has had its risers and entrance gates with magnetic door openers replaced, and a complete renovation of the roof, facade, common areas, and electrical wiring has been approved. The apartment has central heating and 1 air conditioning unit. The floors in the living room are wooden, and the other rooms have ceramic tiles. The apartment has a large glazed loggia facing the inner courtyard.

New basement storage rooms are being built in the apartment building with the possibility of long-term rental. Parking is residential.

Usable area of the apartment 42.44 m<sup>2</sup>: apartment 37.86 m<sup>2</sup>, loggia 4.58 m<sup>2</sup>

Monthly operating costs: management fees EUR 110, electricity EUR 15, gas EUR 6

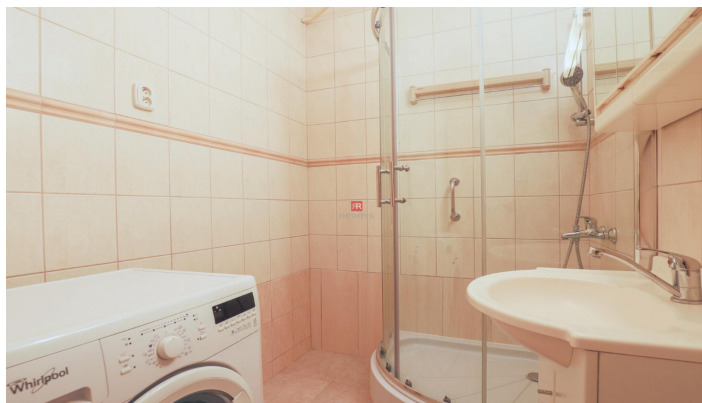
Orientation: W (kitchen with dining room, bedroom/study), E (living room, bedroom)



**Samuel Orsag**  
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## DISPOSITION

Entrance hall/vestibule 4.8 m<sup>2</sup>

Living room 22.74 m<sup>2</sup>

Kitchen 4.62 m<sup>2</sup>

Bathroom with shower 4 m<sup>2</sup>

Separate toilet 0.81 m<sup>2</sup>

Loggia 4.58 m<sup>2</sup>

## LOCALITY

Dunajská Street is one of the most sought-after locations in the Old Town. It offers a combination of peaceful living and excellent access to the city center, the Danube embankment, shops, restaurants, and services. Public transport stops, schools, kindergartens, and medical facilities are nearby. The location combines the comforts of city life with a pleasant atmosphere.

## BENEFITS

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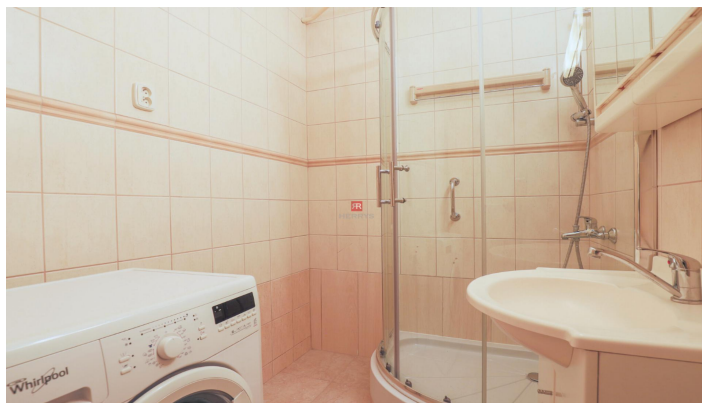
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## PRICE

220 000,- EUR including legal service

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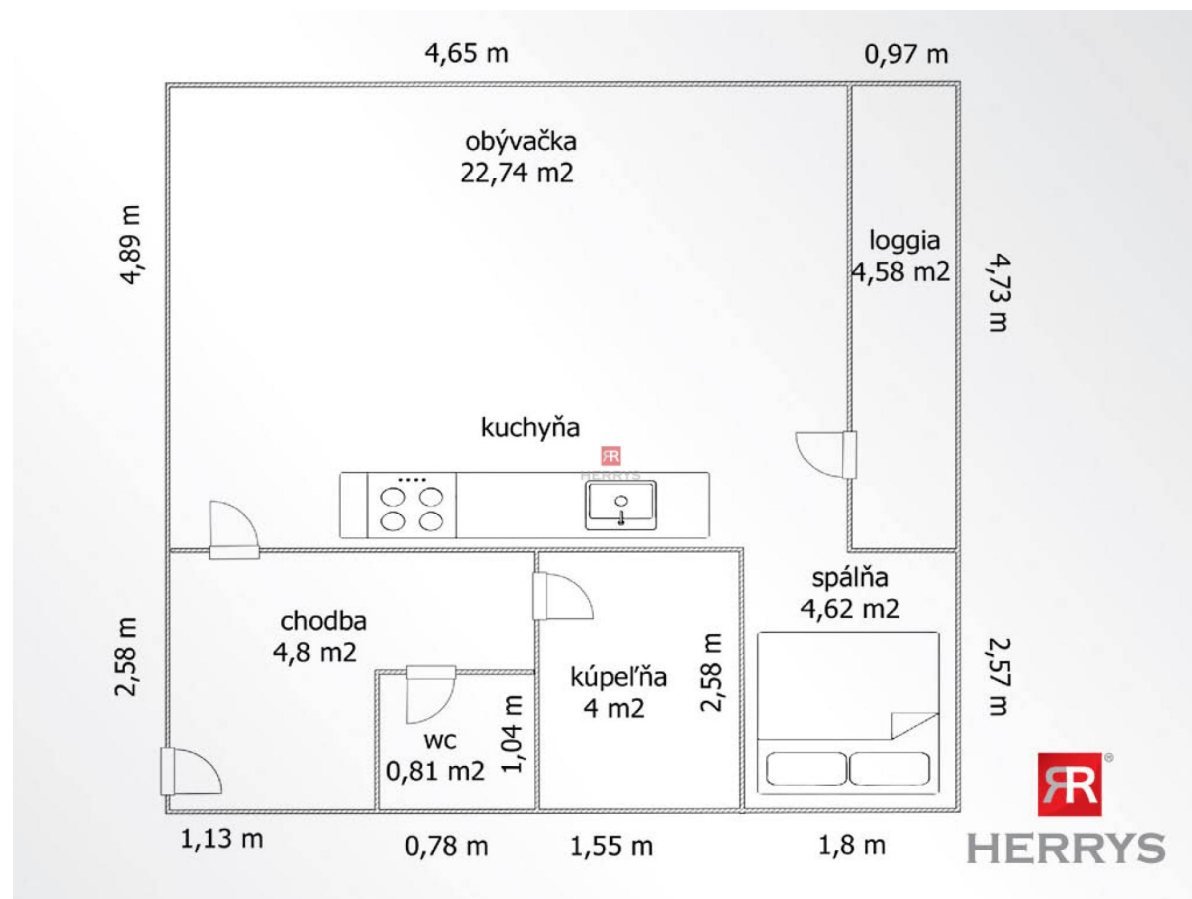
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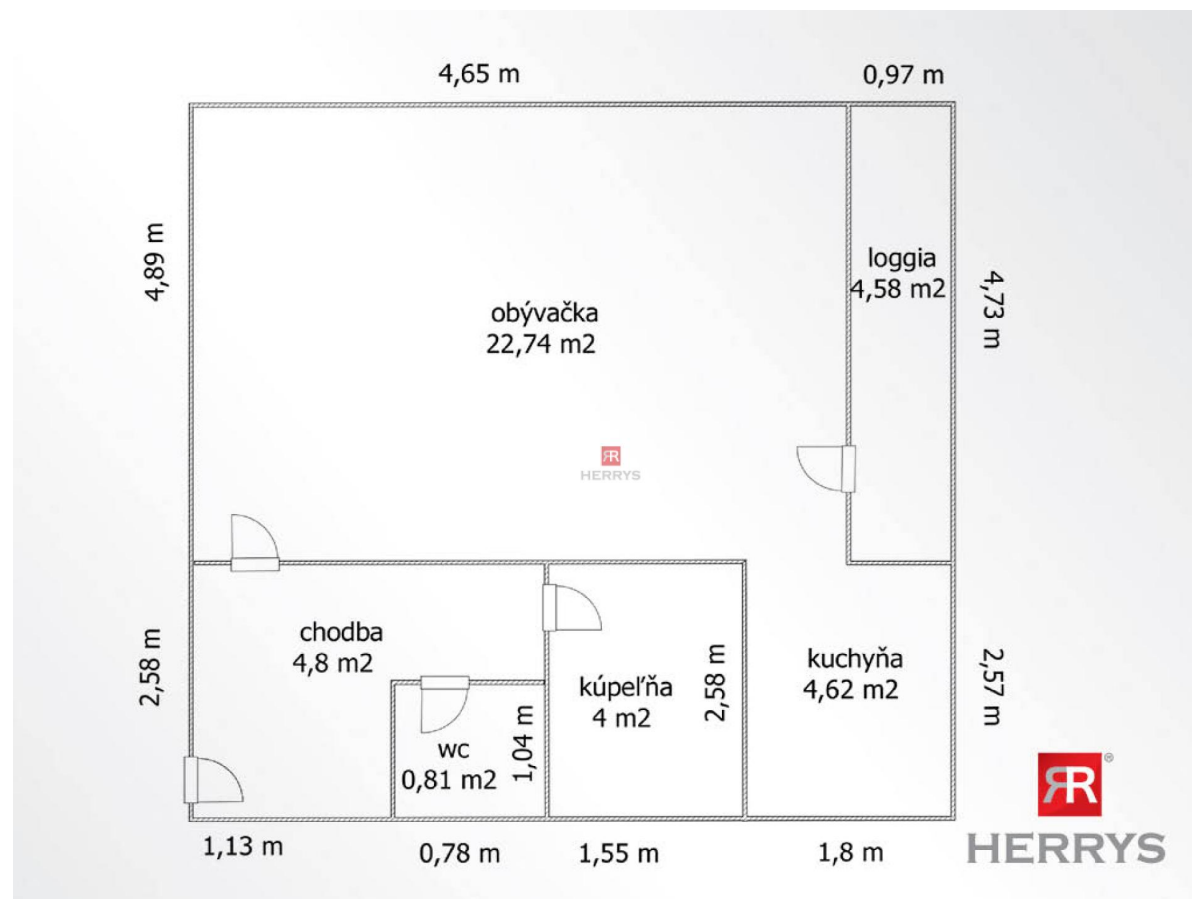
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