

3-bedroom apartment Račianske mýto, Bratislava-Nové Mesto

549 000 €



Business name: **HERRYS s. r. o.**

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 - FOR SALE BRIGHT AND SPACIOUS 4-ROOM APARTMENT WITH GARAGE FOR SALE IN RAČIANSKE MÝTO

Real estate agency **HERRYS** offers **exclusively** for sale a **bright 4-room apartment with a generous area and a plenty of storage** with a view of the revitalized Račianske mýto park (close to Racianska street). It is located on the 3rd floor and underwent partial reconstruction in 2023. It is sold together **with a lockable garage with remote control** for a price of EUR 45,000. There is also **free parking behind the ramp**, exclusively for residents of the apartment building.

total area: 155.15 m² (apartment 125.40 m² + balcony 16.15 m² + loggia 12.25 m² + cellar 1.35 m²)

orientation: living room and kitchen S/W, bedroom and 1st children's room V, 2nd children's room Z

monthly costs for 2 people: 330 EUR apartment + 34 EUR garage

DISPOSITION

Entrance hall, separate toilet, wardrobe, bathroom with toilet, kitchen with pantry, spacious living room with exit to the loggia (access also from the kitchen), bedroom with wardrobe, two separate children's rooms with access to the balcony

LOCALITY

The apartment is located in an extremely desirable part of Bratislava near Račianský mýt with complete civic amenities. Directly under the windows is a reconstructed city park from 2024 with a fountain, modern playgrounds, sports fields and relaxation areas, which attracts residents from all over the city. The location offers quick access to



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the center, excellent public transport connections and immediate proximity to shops, services, schools and kindergartens. Thanks to the combination of greenery and urban comfort, it is an ideal place for families and demanding clients looking for spacious living in a quality apartment building.

BENEFITS

- exceptional area of a 4-room apartment in the city center
- large balcony and loggia with a beautiful view of the revitalized park
- closed garage with remote control + possibility of parking in front of the house behind the ramp for residents only
- bright and well-situated apartment with ideal orientation to three cardinal points
- high-quality shading - external blinds and screens with remote control
- air conditioning with heating option
- cellar and plenty of storage space in the apartment
- multifunctional house approved in 2002, two elevators (one new in 2023)
- bathroom, toilet, wardrobe, hallway and kids room after complete reconstruction (2023)

PRICE

549,000 EUR apartment + 45,000 EUR lockable garage (including professional service and real estate commission)

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