

## 3-bedroom apartment Strakova, Bratislava-Staré Mesto

**650 000 €**



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 - FOR SALE UNIQUE 4-ROOM FLAT WITH A TERRACE IN THE HEART OF THE OLD TOWN, ON STRAKOVA STREET

**HERRYS real estate agency exclusively** offers for sale an **exceptional 4-room flat with a terrace in the heart of the historic Old Town, on Strakova Street**. The flat is located in the attic, on the last, 6th floor of an apartment building with an elevator and from the terrace it has beautiful views of St. Martin's Cathedral, Bratislava Castle and also Bratislava's downtown in the distance. Flat **has been rented** out through Airbnb since 2020 with **90% annual occupancy**. It is a **proven investment** that generates **above-standard income** with a clearly **proven growth trend - the annual rental yield is min. 8.5%**.

This charismatic flat is **beautifully lit** and has an **excellent layout** - three separate bedrooms, a living room with a kitchen, two bathrooms, one separate toilet and a large terrace that offers **beautiful views** and absolute privacy. Flat was completely renovated in 2020.

Within the pedestrian zone of the historic center, in which the apartment building is located, there is a complete network of shops and services, a post office, a bank, a kindergarten, a school, sports, cultural and social facilities, the Danube promenade, public transport stops and TAXI stands.

### FLAT:

usable area: apartment 101.43 m<sup>2</sup>, terrace 53.4 m<sup>2</sup>, basement 2.2 m<sup>2</sup>

floor: 6/6

orientation: south, east, north, west

monthly costs: management company 90 eur, gas 62 eur, electricity 39 eur



**Ing. Gabriela Horňáková**

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flat is sold with furniture  
public residential parking nearby

## DISPOSITION

Flat is located in the attic of an flat building and consists of 4 living rooms - a living room with a kitchen, 3 separate bedrooms, a bathroom with a shower, a bathroom with a toilet, a separate toilet, a hallway, a wardrobe and a spacious terrace with beautiful views. Flat also includes 1/2 of an entrance hall on the 5th floor, from which a staircase leads directly to the flat, the staircase itself and a cellar with an area of 2.2 m<sup>2</sup> located in the basement of the flat building.

## LOCALITY

Flat is located at an **exclusive address** in the historic core of the Old Town - on Strakova Street, in the immediate vicinity of the Main Square and Hviezdoslav Square. **The pedestrian zone has a unique atmosphere** - living without car traffic, surrounded by historical architecture, cafes, restaurants, galleries and cultural life. Nearby is the **Danube promenade, city parks** and **public transport**, which provides quick connections to all parts of Bratislava.



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## BENEFITS

- prestigious location with long-term value - the Old Town is among the most desirable and stable locations for both living and investment with high investment potential
- 4-room apartment with separate bedrooms – ideal layout for family living and group accommodation
- flat is actively used for short-term rental (Airbnb) and generates above-standard stable income with a clearly proven growth trend - annual rental income is at least 8.5%
- Fully furnished apartment – ready for immediate move-in or smooth continuation of rental without further investments
- Generous terrace with beautiful views of the historic center of the Old Town
- Quiet living despite the central location
- air conditioning, cellar in the basement
- apartment building with elevator

## PRICE

price: 650,000,- EUR (including professional service and real estate agency commission)

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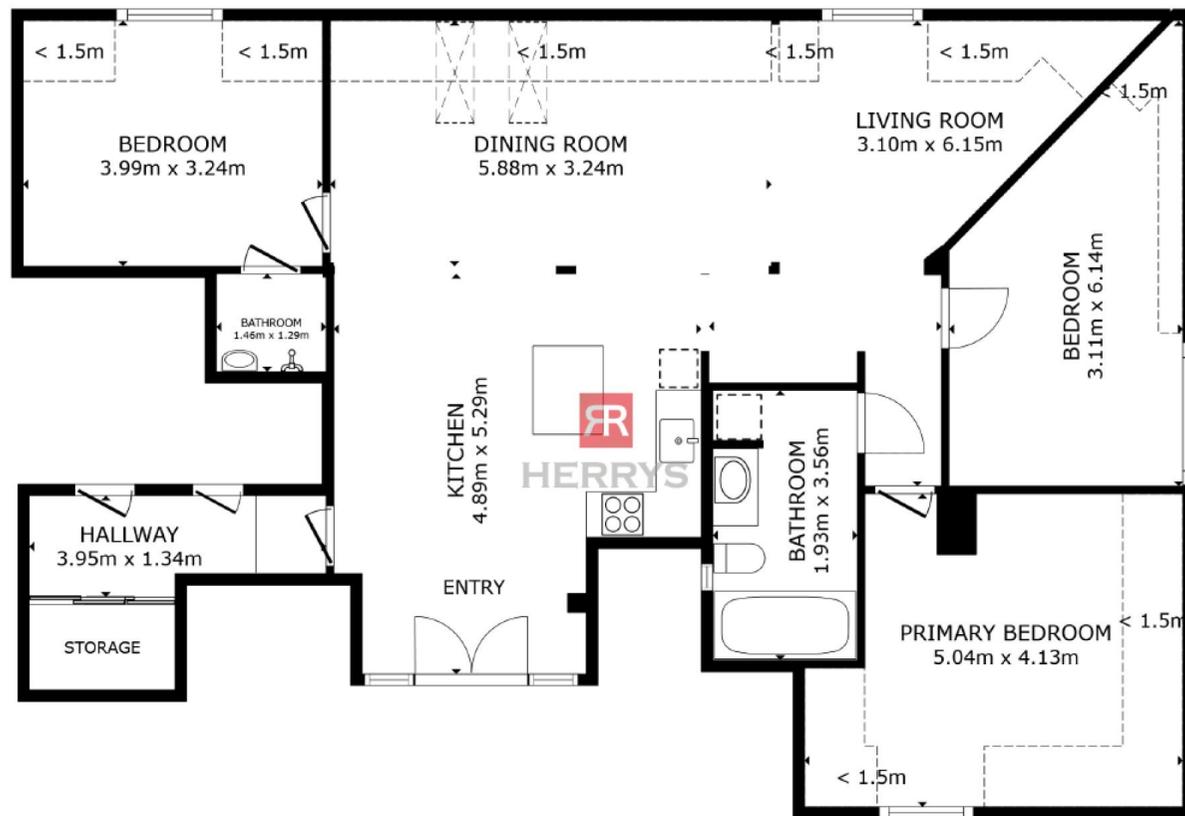
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FLOOR PLAN

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