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## 2-bedroom apartment Špitálska, Bratislava-Staré Mesto

**339 000 €**



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 RENOVATED 3-ROOM APARTMENT IN THE OLD TOWN, DIRECTLY OPPOSITE THE MEDICAL GARDEN

HERRYS real estate agency offers for sale a 3-room apartment with a separate kitchen after complete reconstruction in an attractive location in the Old Town with a view of the Medical Garden. This spacious apartment with an area of 79 m<sup>2</sup> located on the 5th floor in an apartment building with an elevator offers you everything that will meet your expectations. The spacious loggia (7.6 m<sup>2</sup>) offers a unique view directly of the Medical Garden, and another balcony (2.6 m<sup>2</sup>) is oriented to the inner block. The uniqueness of this apartment is the high-quality reconstruction and good layout. The bedroom and kitchen are oriented to a quiet inner block.

- During the renovation of the apartment in 2013, electrical wiring, water, windows, and floors were replaced
- apartment
- building from 1970
- the apartment has a separate toilet and bathroom with a bathtub (180l)
- the apartment has a cellar on the floor (1.4m<sup>2</sup>)
- the kitchen has all electrical appliances built in
- Sherlock security doors
- Grohe faucets

Orientation of the apartment: kitchen and bedroom Z (Inner block), study and living room V (Medická Záhrada)  
Monthly operating costs: 280 Eur

The apartment is sold with furniture



**Mgr. Naďa Klima Palenčárová**

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## DISPOSITION

Each room is entered separately from the entrance hall, all rooms are impassable. The entrance to the loggia is from the living room and to the balcony from the kitchen.

## LOCALITY

Špitálska Street and the surroundings of the Medical Garden are among the most desirable locations in the wider center of Bratislava. This is an attractive city address with excellent accessibility to the historical center, as well as to all major transport hubs, with public transport being directly nearby. The location offers complete civic amenities - shops, services, schools, medical facilities, restaurants and cafes are within walking distance. A great benefit is the Medical Garden, which provides a pleasant green space for relaxation, walks or sports right in the city center. The combination of city life with the possibility of relaxing in the countryside makes this location an ideal place for living and investing. The surroundings of Špitálska Street are lively, but at the same time practical and convenient for everyday life.



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## BENEFITS

- complete reconstruction
- lucrative address
- spacious apartment
- separate kitchen
- loggia and balcony s
- eparate toilet
- large bathtub

## PRICE

339,000 EUR (including real estate agency commission and complete legal services)

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