



HERRYS®
finally at home

REALITNÁ KANCELÁRIA
ROKA 2018 BRATISLAVA

Best Local Real Estate Agency
G CU Awards 12 13 14 15 16 17 18 19 20 21 22 23 Slovensko

Best Local Power Broker Team
G CU Awards 14 17 Slovensko

Najväčšia klasická realitná kancelária
SME Ekonomika 1. miesto 20
SME Ekonomika 2. miesto 21

HOF AWARDS
BEST OF THE BEST 2022
CENTRAL & EASTERN EUROPE

Studio Poštová, Bratislava-Staré Mesto 407 618 €



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



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HERRYS - FOR SALE 1,5-ROOM APARTMENT ON THE 6TH FLOOR IN THE CENTER OF BRATISLAVA IN THE UNO POŠTOVÁ RESIDENCE PROJECT

HERRYS Exclusive Offer: 1,5-room apartment for sale in the center of Bratislava with a view of downtown

HERRYS real estate agency offers for sale a 1,5-room apartment located on the 6th floor of a completely modernized historical building in the center of Bratislava. This bright apartment will impress not only with its practical layout, but also with a unique view of the modern downtown, which creates a harmonious combination of historical charm and contemporary city life.

Premium equipment

The price of the apartment includes a premium standard of equipment, which includes a modern kitchen, built-in wardrobe and air conditioning.

Attractive location and investment potential

The apartment is located in a prestigious location in the center of Bratislava, with excellent accessibility, civic amenities and a rich offer of cultural and social life. Thanks to its location, view and quality finish, the property is ideal not only as a stylish urban residence, but also as an investment property suitable for long-term or short-term rental.

Property parameters:

Usable area: 41.86 m²

Terrace: 23.41 m²

Orientation: southwest (SW)



HERRYS s.r.o.

info@herrys.sk

+421220868866

Ad ID: UNO_604

Business name: HERRYS s. r. o.

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DISPOSITION

The apartment consists of an open-plan living room connected to the kitchen, a sleeping area, and a bathroom with a toilet.

Entrance + living area - 13.44 m²

Bathroom with toilet - 5.47 m²

Sleeping area - 9.42 m²

Kitchen area - 13.53 m²

Floor area - 41.86 m²

Terrace - 23.41 m²

Total usable area - 65.27 m²

LOCALITY

In the center of Bratislava, just a few minutes' walk away, you will find the best the city has to offer - stylish cafés, high-quality restaurants, bars, cultural institutions, and lively city life. Everything you need is within reach without having to travel by car. An ideal place to live and invest.



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BENEFITS

- completely modernized historic building in the heart of the Old Town
- interestingly designed apartment overlooking the downtown
- premium address
- high quality wooden floors, kitchen and wardrobes included
- proximity to monuments, cultural institutions, shops, restaurants and services
- also suitable as a rental investment

PRICE

407,618,- EUR (including professional service and real estate agency commission)

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UNO
POŠTOVÁ RESIDENCE

APARTMÁN 604

01 Vstup - obyvacia časť	13,44 m ²
02 Kúpeľňa s WC	5,47 m ²
03 Spacia časť	9,42 m ²
04 Kuchynská časť	13,53 m ²
Podlahová plocha	41,86 m²
05 Terasa	23,41 m ²
Celková úžitková plocha	65,27 m²

Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie priestoru. Nábytok nie je súčasťou dodávky. Specificácie pre konštrukcie, povrchové úpravy a vybavenie sú predmetom príhľby "Standard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

Dodávané v štandarde

- Kúpeľňa a toaleta
- Kuchynská linka a šatníková skriňa

DEVELOPER: **AMIGAL GROUP SK** VÝHRADNÝ PREDAJCA: **HERRYS**

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6. NADZEMNÉ PODLAŽIE
1,5 IZBOVÝ APARTMÁN
65,27 m² CELKOVÁ ÚŽITKOVÁ PLOCHA

