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finally at home

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**HOF AWARDS**  
BEST OF THE BEST 2022  
CENTRAL & EASTERN EUROPE

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

**499 000 €**



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 SPACIOUS 4-ROOM APARTMENT AFTER COMPLETE RECONSTRUCTION IN AN INNER BLOCK

**Real estate agency HERRYS** offers **exclusively** for sale **an exceptional 4-room apartment** located **in a quiet inner block** on Krížná Street, on the 3rd floor of an apartment building. The apartment with a generous area **underwent a complete reconstruction** in 2015, **including electrical wiring and plumbing, with an emphasis on timeless design and functionality**. The kitchen was opened up to create an airy living space, and the layout was adjusted to create two full bathrooms. The interior is complemented by **original refurbished tree parquet floors in the living room and bedrooms and new parquet floors in the hallway**. The apartment is oriented to two cardinal points (southwest and northeast), thanks to which it is pleasantly lit throughout the day. It is being sold almost fully furnished.

Usable area: 119.7 m<sup>2</sup> (apartment 111.90 m<sup>2</sup> + 2x balcony 5.8 m<sup>2</sup> + cellar 2 m<sup>2</sup>)

Orientation: southwest, northeast

Monthly operating costs: 354 EUR / 1 person + electricity

### DISPOSITION

Entrance hall with built-in wardrobe and storage space, three separate bedrooms, living room with access to the balcony, kitchen with access to the loggia, two bathrooms with toilet.

### LOCALITY

Krížna Street is one of the most desirable addresses in the wider center of Bratislava and offers an ideal combination of city life and quiet living in an inner block. **The location is characterized by complete civic amenities**, a



**Miroslav Daněk**

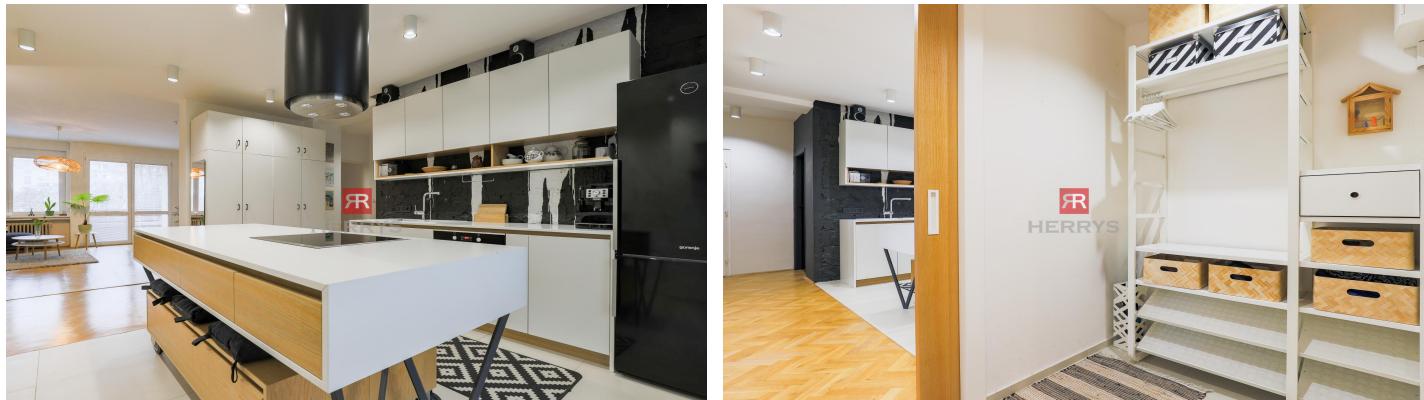
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Ad ID: MID340

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number of cafes, restaurants, shops and services within walking distance. Excellent public transport connections ensure quick travel to the center and other parts of the city. The surroundings also offer plenty of greenery and spaces for relaxation. The apartment is an ideal choice for family living and as a quality investment.

## BENEFITS

- complete reconstruction of the apartment from 2015
- timeless design and quality materials
- two bathrooms with toilets with windows
- quiet interior block
- two balconies
- reinforced concrete structure with brick partitions
- apartment building after extensive reconstruction
- sale of almost completely furnished apartment

## Reconstruction of the apartment building:

- replacement of original wooden windows with plastic ones
- replacement of the elevator
- insulation of the apartment building with polystyrene
- replacement of water and waste risers
- new entrance door to the apartment building
- reconstruction of the roof
- renovation of the former boiler room and renovation of common areas



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## PRICE

EUR 499,000 (including professional service and real estate commission)

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