



**HERRYS®**  
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REALITNÁ KANCELÁRIA  
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## 3-bedroom apartment Legionárska, Bratislava-Nové Mesto

**550 000 €**



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 – EXCEPTIONAL 4-ROOM DUPLEX APARTMENT WITH TERRACE AND WELLNESS ON LEGIONARSKA STR. FOR SALE

The **HERRYS real estate agency** offers for sale **an exclusive spacious 4-room duplex apartment that harmoniously combines stylish urban living with industrial elements and the full comfort of a family home**. The dominant feature of the apartment is **a covered terrace with comfortable seating**, a kitchenette, a bar, and, above all, a private wellness area with a Finnish sauna. Thanks to the roof, the terrace can be used throughout the year – in the summer months as an outdoor living area, in winter as a relaxing wellness area.

The layout of both floors was designed **with the needs of families with children in mind**. On the lower floor, there is a practical space under the staircase that serves as a mini playroom with storage space for toys. The main playroom is located on the open upper floor, where a net is attached between the beams, giving the space an airy feel and remaining visually connected to the lower floor.

A striking design feature of the entire interior is **the black metal staircase with railings**, complemented by solid oak steps that emphasize the industrial character of the apartment.

The apartment is located **on the 5th and 6th floors of a brick apartment building without an elevator on Legionárska Street**.

**The location offers true city living** – everything you need is at your fingertips, from cafes and services to quick connections to the city center, while maintaining a pleasant balance between city bustle and peace for everyday living.

- The apartment underwent a complete renovation and modernization in 2021, including the replacement of all utilities (gas, electricity, heating).
- The apartment building dates back to 1923, with the attic conversion completed in 2000.



**Ing. Andrea Kaňuščáková**

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Ad ID: AK270

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Najväčšia klasická realitná kancelária

SME Ekonomika 1. miesto 20

SME Ekonomika 2. miesto 21

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- The windows are plastic with insulated triple glazing, and hot water is provided by a gas boiler with a storage tank located in the gallery, where the air conditioning unit is also located.
- The floor area of the apartment is 132.15 m<sup>2</sup>, and the terrace has an area of 31.90 m<sup>2</sup>.
- The apartment faces southwest and northeast.
- Monthly operating costs: the advance payment is EUR 207 + electricity EUR 41 and gas EUR 54.

## DISPOSITION

### 5th floor (lower floor)

- Entrance hall with storage space
- Living room connected to the kitchen and dining room
- Parents' bedroom with a functional stove
- Bathroom with shower
- Separate toilet
- Space under the stairs used as a mini playroom for children

### 6th floor (upper floor / gallery)

- Open playroom/study with safety net between the beams
- Two children's rooms
- Second bathroom with bathtub and toilet
- Covered terrace with kitchenette, bar, seating and private wellness area (Finnish sauna)

## LOCALITY



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The apartment is located on the quiet, central **Legionárska Street in Bratislava - Nové Mesto**, which combines the advantages of city life with peace and quiet for everyday living. In the vicinity, you will find all the amenities you need - shops, cafes, restaurants, schools, kindergartens, and medical facilities.

For lovers of greenery and active recreation, parks and sports facilities are within walking distance. The location also has excellent public transport connections and quick access to the city center, making it an ideal choice for families and people who want to live in the heart of the action but appreciate the privacy and comfort of home.

## BENEFITS

### Location and apartment building

- Quiet, central Legionárska Street in the Nové Mesto district - everything within walking distance: cafés, shops, services, and parks, with quick public transport connections to the city center.
- A brick building with character, combining old and modern elements, gives the apartment a timeless charm.

### Apartment and layout

- Spacious 4-room duplex with industrial design and airy layout, completely renovated with modern technical solutions for comfortable living.

### Terrace and wellness

- Covered terrace with comfortable seating, kitchenette, and bar - ideal for relaxation or socializing.
- Private wellness area with Finnish sauna available all year round - summer terrace and winter relaxation in one.

### Children's areas



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- Mini playroom under the stairs with storage space for toys.
- Open upper playroom with a net between the beams, which connects the spaces and encourages free play and creativity in children.

## PRICE

EUR 550 000 (including professional services and real estate agency commission)

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