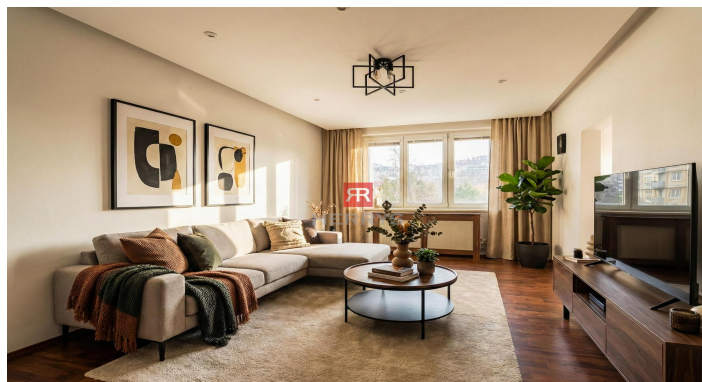
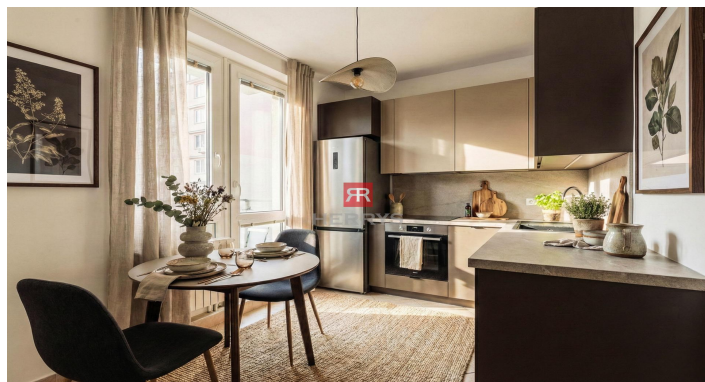


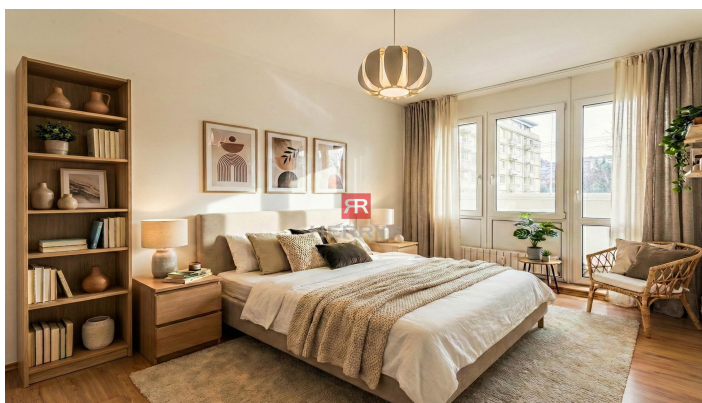
## 1-bedroom apartment Sibírska, Bratislava-Nové Mesto

**220 000 €**



Business name: HERRY'S 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 - 2ROOM APT FOR SALE NEAR RAČIANSKE MÝTO WITH THE POSSIBILITY OF CONVERSION TO A 3-ROOM APT

HERRYS real estate agency offers for sale a partially renovated 2-room apartment in a pleasant and quiet location in Bratislava - Nové Mesto, with rich civic amenities nearby and quick transport links to the city center. The apartment has a balcony and a loggia and is located on the fourth floor of a renovated apartment building.

The apartment has an excellent layout with an area of 51.55 m<sup>2</sup> with separate rooms and a separate kitchen. The layout offers the possibility of conversion into a 3-room apartment. It faces north-west with a beautiful view of greenery and vineyards. The apartment is located on the fourth floor of an apartment building that underwent renovation in 2025. The apartment also includes a new cellar with an area of 2.3 m<sup>2</sup>.

Apartment: 51.55 m<sup>2</sup>

Balcony + loggia: 3.97 m<sup>2</sup>

Cellar: 2.3 m<sup>2</sup>

Thanks to its location, good layout, and separate kitchen, the apartment is an ideal choice for those looking for quiet, high-quality, and stylish living in a desirable location.

The first 4 photos are illustrative.

## DISPOSITION



**Ing. Michaela Ilavská**  
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+421 947 953 426  
Ad ID: MI138

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





Entrance hall, bathroom with bathtub and toilet, spacious living room, separate kitchen with balcony, bedroom with glazed loggia.

## LOCALITY

Sibírska Street is located in the popular residential area of Bratislava – Nové Mesto, which is known for its excellent civic amenities, abundance of greenery, and quick access to the city center. Within walking distance, there is a health center, the VIVO! shopping center with a complete range of shops and services, the Trnavské Mýto transport hub, and several public transport stops, which provide easy connections to other parts of the city. The location also offers schools, kindergartens, sports facilities, and playgrounds, making it ideal for comfortable urban living. At the same time, it offers quick access to recreational areas such as Železná studnička and Kamzík, which are ideal for relaxation or sports in nature.

## BENEFITS

- Possibility of renovation according to your own ideas
- Possibility of changing the layout to a 3-room apartment
- Renovated apartment building (insulation, elevators, cellars, common areas, video intercom)
- Great location - accessibility and complete civic amenities
- Separate kitchen
- Balcony and loggia
- View of greenery



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## PRICE

220.000 eur

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**Ing. Michaela Ilavská**

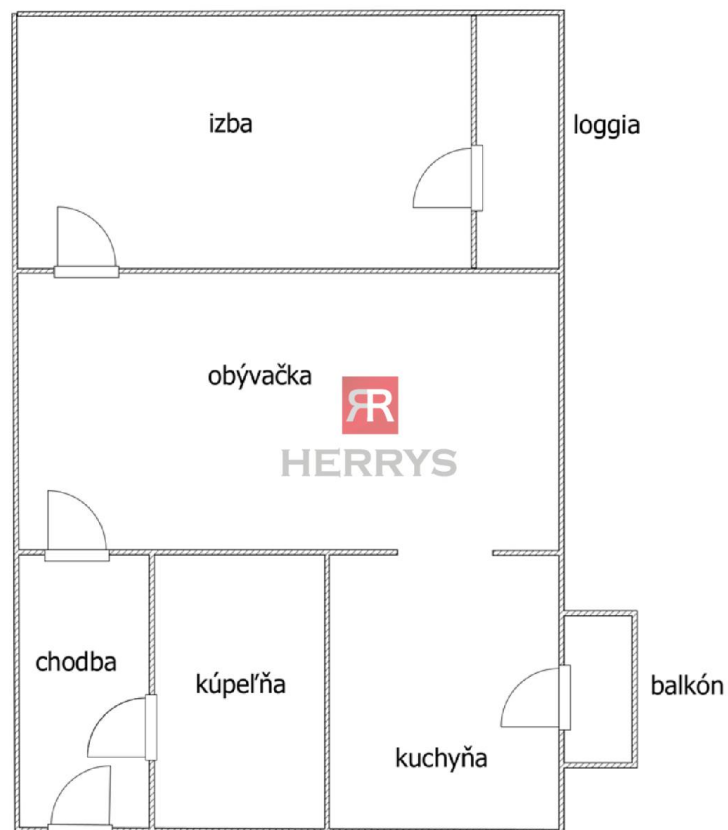
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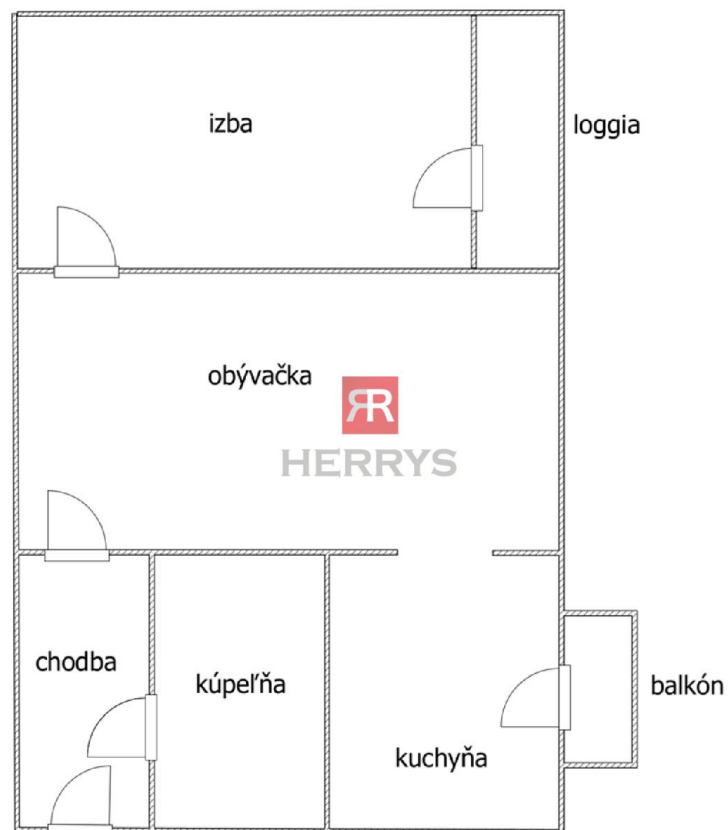
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