



**HERRYS**<sup>®</sup>  
finally at home

REALITNÁ KANCELÁRIA  
ROKA 2018 BRATISLAVA

Best Local Real Estate Agency

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Najväčšia klasická realitná kancelária

SME Ekonomika 1. miesto 20

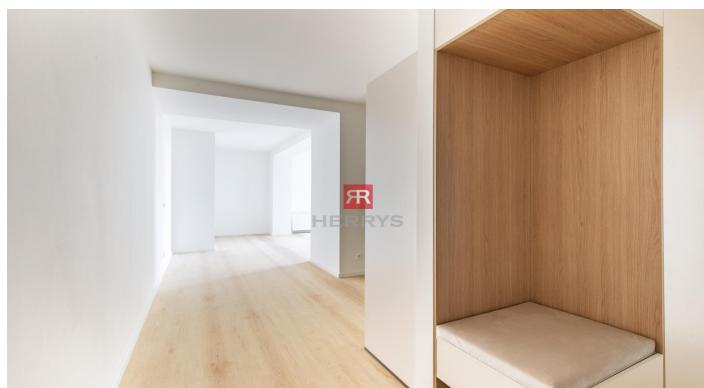
SME Ekonomika 2. miesto 21

**HOF AWARDS**  
BEST OF THE BEST 2022

CENTRAL & EASTERN EUROPE

## 1-bedroom apartment Poštová, 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 - 2-ROOM APARTMENT FOR SALE IN THE CENTER OF BRATISLAVA FACING A QUIET COURTYARD

HERRYS real estate agency offers for sale a 2-room apartment located on the 3rd floor of a completely modernized historic building in the center of Bratislava. This bright apartment will impress you with its practical layout.

### Premium amenities

The price of the apartment includes premium standard amenities, such as a modern kitchen, 2 built-in wardrobes, and air conditioning in every living room.

### 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 cultural and social life. Thanks to its location and high-quality construction, the property is ideal not only as stylish urban living, but also as an investment property suitable for long-term or short-term rental.

### Property parameters:

Usable area: 58.98 m<sup>2</sup>

Basement cellar: 3.00 m<sup>2</sup>

Orientation: southeast (SE)

### DISPOSITION

The apartment consists of an open-plan living room, kitchen, a separate bedroom, and a bathroom with a toilet.

Entrance + living area - 6.63 m<sup>2</sup> + 17.13 m<sup>2</sup>

### Mgr. Adam Hempfinger

adam.hempfinger@herrys.sk

+421 948 352 888

Ad ID: Uno\_311

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Bathroom with toilet - 6.53 m<sup>2</sup>

Bedroom - 17.53 m<sup>2</sup>

Kitchen area - 11.16 m<sup>2</sup>

**Total usable area - 58.98 m<sup>2</sup>**

## 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.

## BENEFITS

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

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## PRICE

339,000 EUR (including professional service and real estate agency commission)

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**UNO**  
POŠTOVÁ RESIDENCE

**APARTMÁN**  
**311**

01 Vstup	6,63 m <sup>2</sup>
02 Kuchynská časť	11,16 m <sup>2</sup>
03 Obývacia časť	17,13 m <sup>2</sup>
04 Spálňa	17,53 m <sup>2</sup>
05 Kúpeľňa s WC	6,53 m <sup>2</sup>
<b>Celková úžitková plocha</b>	<b>58,98 m<sup>2</sup></b>

Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie priestoru. Nábytok nie je súčasťou dodávky. Specifikácie pre konštrukcie, povrchové úpravy a výbavenie sú predmetom prílohy "Stanard 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

**+421 948 217 888**  
INFO@HERRYS.SK WWW.UNOPOSTOVA.SK



3. NADZEMNÉ  
PODLAŽIE



2 IZBOVÝ  
APARTMÁN

58,98 m<sup>2</sup> CELKOVÁ  
ÚŽITKOVÁ PLOCHA

