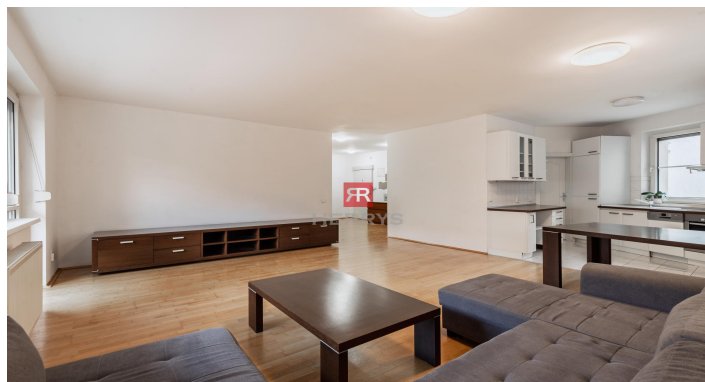
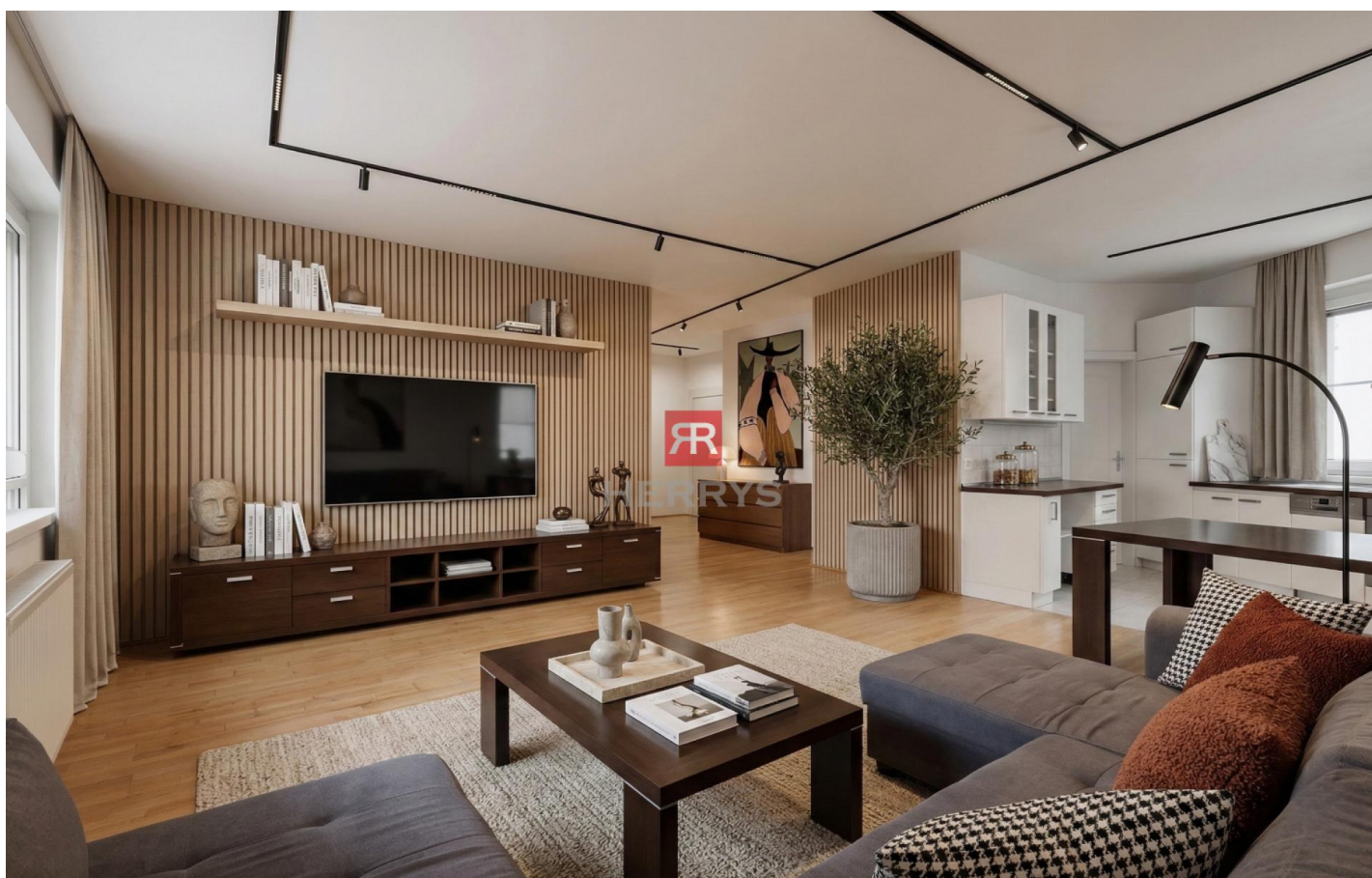


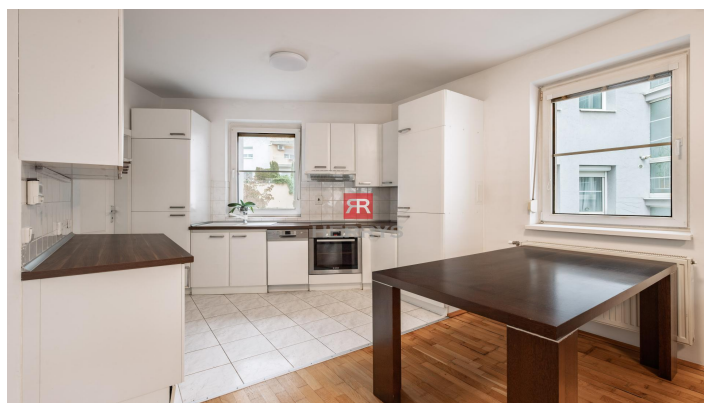
## 3-bedroom apartment Tichá, Bratislava-Staré Mesto

**460 000 €**



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 SUNNY 4-ROOM APARTMENT WITH BALCONY AND PARKING SPACE, TICHÁ STREET

HERRYS Real Estate Agency exclusively offers for sale an exceptionally spacious 4-room apartment on the 2nd floor on Tichá Street, featuring a balcony, a separate walk-in wardrobe, and a parking space in the garage.

The uniqueness of this apartment is highlighted by its well-thought-out layout, generous space in every room, and pleasant views.

The jewel of the apartment is the large living room connected to the kitchen. The total area is 111.49 m<sup>2</sup>, of which the balcony is 6.33 m<sup>2</sup>. A cellar storage unit belongs to the apartment. The kitchen is fully fitted with all appliances. The bathroom includes both a bathtub and a shower, plus a toilet. There is also one additional separate toilet in the apartment. A major benefit is the separate walk-in wardrobe with ample storage space, and there is also a spacious pantry next to the kitchen.

### Apartment details:

- security entrance door
- orientation: southwest
- external blinds
- private gas boiler

Parking is provided in the underground garage, and a cellar storage unit is included.

Area: apartment: 104.01 m<sup>2</sup>, cellar: 1.15 m<sup>2</sup>, balcony: 6.33 m<sup>2</sup>



### **Mgr. Naďa Klima Palenčárová**

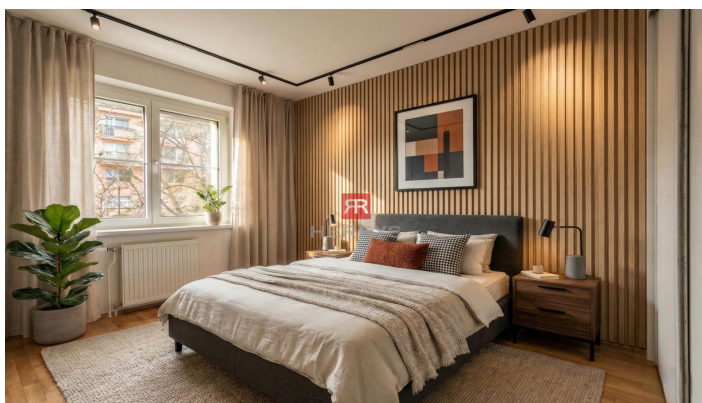
nada.palencarova@herrys.sk

+421 948 244 888

Ad ID: NP00067

Business name: HERRYS s. r. o.

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Monthly operating costs: €300 - building management fee, gas and electricity according to consumption.

Visualizations are used in the listing.

## DISPOSITION

Each room is accessed separately from the entrance hall, no room is connected. There is an entrance to the balcony from the living room.

## LOCALITY

The location Tichá ulica is one of the most sought-after parts of the city, especially for its peaceful environment and pleasant atmosphere. The name itself suggests that it is a place away from the main traffic, where residents appreciate privacy and lower noise. The development here usually consists of family houses or smaller apartment buildings set in greenery, which creates ideal living conditions for families and individuals who are looking for peaceful living with good access to the center. Another advantage of the location is the civic amenities within a reasonable distance, such as shops, schools, kindergartens and public transport stops. The surroundings offer opportunities for walking, sports and relaxation, while maintaining the intimate character of a residential neighborhood. Tichá ulica thus represents a harmonious combination of accessibility of city services and peaceful living in a pleasant environment.



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## BENEFITS

- spacious and sunny apartment
- ample area
- another separate toilet
- bathroom with bathtub and shower
- separate wardrobe
- parking space in underground garage
- cellar
- sought after location

## PRICE

Apartment €460 000 (including professional service and real estate commission) + parking space €25 000

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