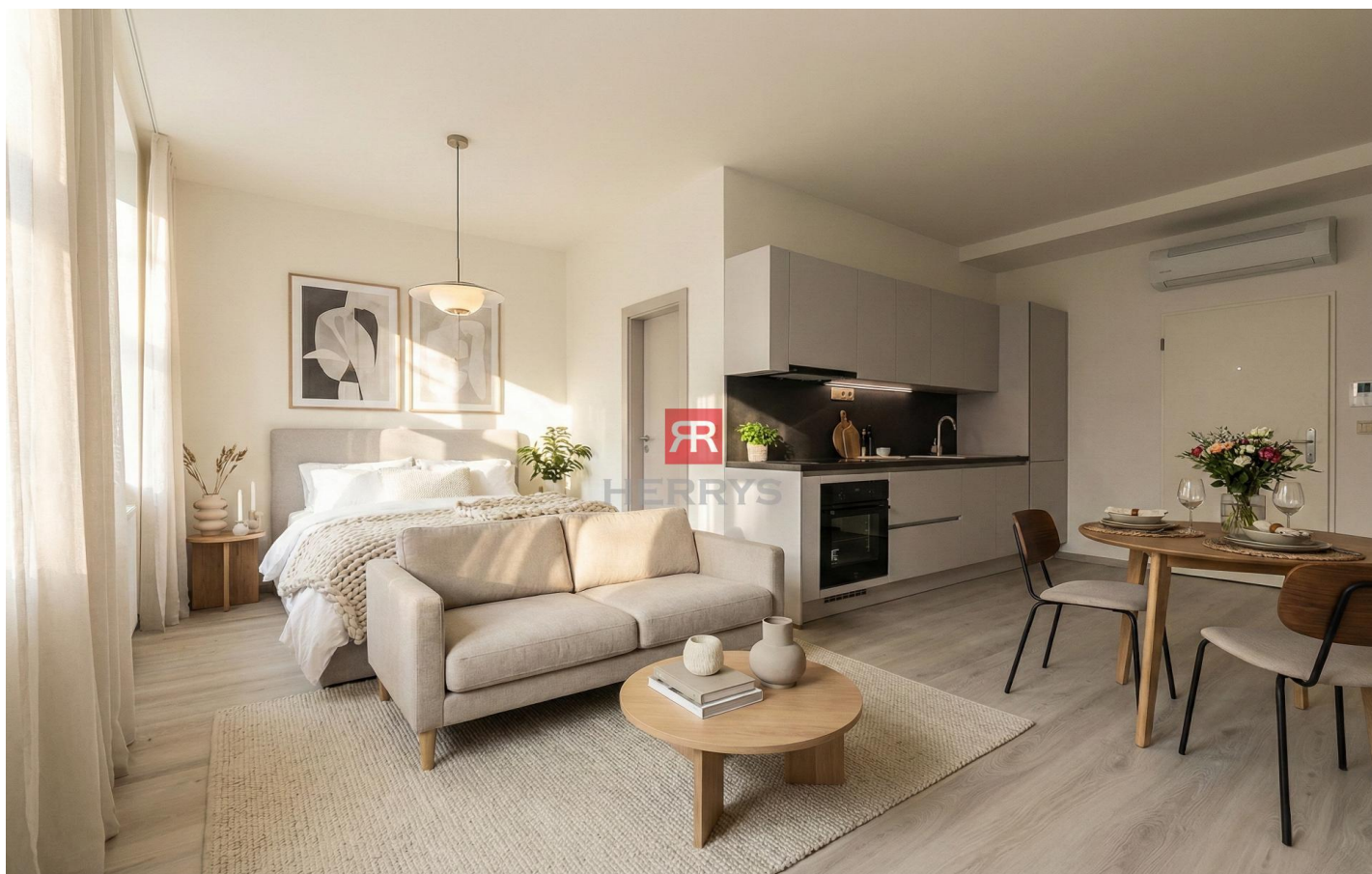


# Studio

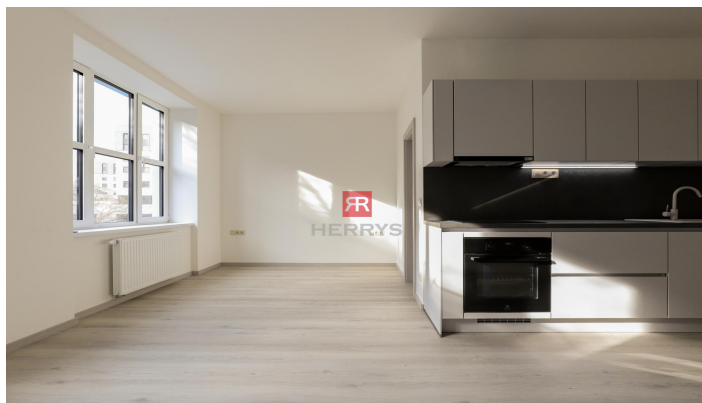
## Poštová, Bratislava-Staré Mesto

### 245 000 €



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 ATTRACTIVE 1-ROOM APARTMENT IN HISTORICAL BUILDING UNO POŠTOVÁ RESIDENCE

Attractive 1-bedroom apartment with a view of Poštová Street for sale in the heart of Bratislava - Old Town, pedestrian zone

HERRYS real estate agency offers for sale an attractive 1-bedroom apartment, situated in the completely modernized historical building UNO Poštová Residence, right in the center of Bratislava - Old Town. Apartment is located on the 3rd floor with a view of the treetops of Poštová Street, is very bright and has an attractive and functional layout. It is sold with a premium standard of finish, which includes a modern kitchen with built-in appliances, a built-in wardrobe and air conditioning. Apartment comes with a cellar located in the basement of the building.

Exceptional living and investment opportunity

Thanks to its excellent central location, this apartment is ideal for an individual or a couple looking for the comfort and attractiveness of the Old Town area. At the same time, it is an excellent investment opportunity - suitable for long-term and short-term rental in a desirable location, with high demand and increasing real estate values.

Property parameters:

Usable area: 30.09 m<sup>2</sup>

Basement: 2.25 m<sup>2</sup>

Orientation: southwest (SW)

Floor: 3/6

Operating costs: .....EUR/month



**Ing. Gabriela Horňáková**

[gabriela.hornakova@herrys.sk](mailto:gabriela.hornakova@herrys.sk)

+421 948 940 111

Ad ID: HG12

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## DISPOSITION

Apartment consists of an entrance hall with a wardrobe and a kitchen, a living and sleeping area and a bathroom with a toilet.

Entrance hall: 10.5 m<sup>2</sup>

living and kitchen area: 15.13 m<sup>2</sup>

Bathroom with toilet - 4.81 m<sup>2</sup>

total usable area: 30.09 m<sup>2</sup>

cellar: 2.25 m<sup>2</sup>

## LOCALITY

Apartment is located in the very center of Bratislava - Old Town, right on Poštová Street in the pedestrian zone. This is one of the most desirable city locations with complete civic amenities within easy walking distance. There are cafes, restaurants, shops, services, banks, theaters and cultural institutions in the vicinity.

Just a few minutes walk is the Main Square, the historical center and right "around the corner" is a tram stop with excellent connections to all parts of the city.

Location offers an ideal combination of city life, historical atmosphere and modern living with a view of the greenery. Thanks to the attractiveness of the center, it is also a stable and long-term sought-after investment address with high demand for rental.



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## BENEFITS

- Top location – Old Town, pedestrian zone right in the center of Bratislava
- modernized historic building – combination of character and modern comfort
- view of the treetops of Poštová Street – pleasant atmosphere even in the city center
- southwest orientation – plenty of daylight
- premium standard of workmanship included in the price of the apartment (modern kitchen, wardrobe)
- cellar in the basement of the building
- proximity to monuments, cultural institutions, shops, restaurants and services
- excellent investment opportunity – suitable for short-term and long-term rental
- high demand for rental in this location
- property with potential for value growth

## PRICE

Price: 245,000,- EUR (including professional service and real estate agency commission)

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**UNO**  
POŠTOVÁ RESIDENCE

APARTMÁN  
**305**

01 Vstup	10,15 m <sup>2</sup>
02 Obytná a kuchynská časť	15,13 m <sup>2</sup>
03 Kúpeľňa s WC	4,81 m <sup>2</sup>
<b>Celková úžitková plocha</b>	<b>30,09 m<sup>2</sup></b>

Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vizuálne dispozičné riešenie priestoru. Nábytok nie je súčasťou dodávky. Špecifikácie pre konštrukcie, povrchové úpravy a vybavenie sú predmetom prílohy "Standard 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



1 IZBOVÝ  
APARTMÁN

30,09 m<sup>2</sup> CELKOVÁ  
ÚŽITKOVÁ PLOCHA



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