

## Studio Sibírska, Bratislava-Nové Mesto

**193 000 €**



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 1-ROOM APARTMENT WITH SEPARATE KITCHEN AND BALCONY, SIBÍRSKA STREET

HERRYS real estate agency exclusively offers for sale a 1-room apartment with a separate kitchen and a balcony with an area of 41.5 m<sup>2</sup> on Sibírska Street in Novo Mesto. It is located on the 5th floor with an elevator. The apartment has a cellar (2.2 m<sup>2</sup>) and the owners of the apartment building also have a room for bicycles or strollers. The apartment has a stunning view. The generous area allows you to separate the living area from the sleeping area. The bathroom has a bathtub, the toilet is separate.

- monthly operating costs: 257 euros (gas 7 euros + administrator 216 euros + electricity 34 euros)
- orientation: West
- separate toilet area 41.5 m<sup>2</sup> (including cellar), plus balcony

The apartment is sold with equipment: kitchen unit and appliances (fridge with freezer, microwave, gas hob, oven, kettle. Double bed. Washing machine. Cabinets in the hallway. The first photo is a visualization.

### DISPOSITION

From the entrance hall you enter the toilet, the bathroom, the spacious room and the kitchen. From the kitchen there is an exit to the balcony.

### LOCALITY

The Sibírska Street location is located in the Bratislava – Nové Mesto district and stretches from Račianskeho mýto to Pionierska Street, it is a typical urban residential area with a happy residential life and good civic amenities. The street



**Mgr. Naďa Klima Palenčárová**

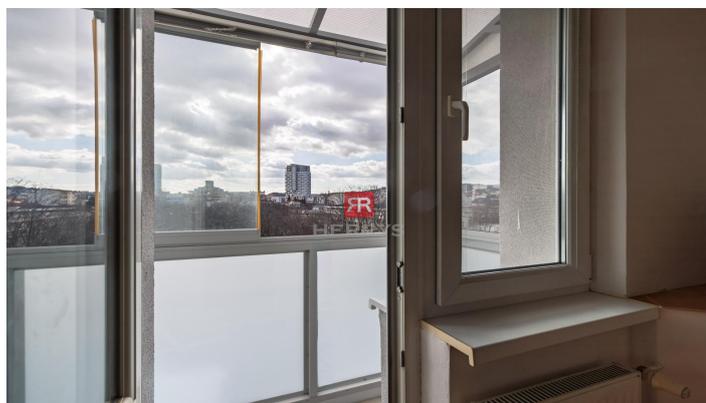
nada.palencarova@herrys.sk

+421 948 244 888

Ad ID: NP00069

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



is included directly in the dense urban structure, which means that in its vicinity you will find not only apartment buildings, but also services, shops and a lot of greenery. It is a great advantage for families with children that the Sibírska Elementary School with Kindergarten is also located on the street, which offers not only primary education, but also has a related kindergarten section. In addition, in the vicinity of Sibírska you will find several kindergartens within a short walking distance, including allocated kindergarten workplaces on Legerského, Pionierska and Šuňavcova Streets, which makes this location convenient for families with small children. The Sibírska area is also characterized by good accessibility to public transport and a number of public spaces or parks, which complement the high-quality civic amenities. Overall, this is a sought-after residential area with excellent connections to the city center, with shops, services,

## BENEFITS

- spacious apartment s
- eparate kitchen balcony with view
- separate toilet
- room for storing bicycles or strollers
- brick cellar
- accessibility to the city

## PRICE

193 000 Eur (vrátane provízie RK a kompletného právneho servisu)

© The text and photos are the author's work and property of the real estate agency HERRYS.



**Mgr. Naďa Klima Palenčárová**

nada.palencarova@herrys.sk

+421 948 244 888

Ad ID: NP00069

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