

## Studio Strečnianska, Bratislava-Petržalka

**139 000 €**



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 - FOR SALE, STUDIO APARTMENT WITH A BALCONY AND A A UNIQUE VIEW OF DRAŽDIAK

Real estate agency **HERRYS** offers **exclusively** for sale a **studio apartment with a loggia** on Strečnianska Street in the Bratislava – Petržalka district. The apartment is located on the 10th floor out of 12 in an apartment building with an elevator and **offers a unique view of Lake Veľký Draždiak**. The east orientation ensures pleasant light in the apartment in the morning hours. **The apartment has undergone reconstruction, including the replacement of electrical wiring, bathroom, kitchen and floors.** Thanks to its location, low monthly costs and excellent accessibility to the city center, **the apartment is suitable for living and as an investment for rent.**

Usable area: **29.32 m<sup>2</sup>** (apartment 22.68 m<sup>2</sup> + loggia 5.26 m<sup>2</sup> + cellar 1.38 m<sup>2</sup>)

Monthly costs: **76 EUR + electricity**

Floor: **10 / 12**

Orientation: **east**

Apartment building approval: **1982**

### DISPOSITION

Hallway with storage space, bathroom with toilet, living room with kitchenette and exit to the loggia. The apartment has a cellar.

### LOCALITY

Strečnianska Street is one of **the most popular residential locations in Petržalka with complete civic amenities**. **Lake Draždiak** is within walking distance, offering opportunities for sports, relaxation and walks in nature. The location has shops, services, schools and health care. A great benefit is **the new tram line**, which



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provides a fast and comfortable connection to the center of Bratislava. The surroundings also offer cycle paths, parks and plenty of greenery.

## BENEFITS

- loggia with a view of Draždiak
- low monthly costs
- suitable as a starter apartment or investment for rent
- renovated electrical wiring
- plastic window and door on the loggia
- cellar in the basement of the house
- apartment building after several reconstructions

## Reconstructions of the apartment building:

- replacement of risers (2023)
- insulation of the apartment building and new facade (2023)
- insulation of the roof (2023)
- static anchoring of loggias (2023)
- new entrance gate (2016)
- new elevators (2025)



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## PRICE

EUR 139,000 (including professional service and real estate commission)

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