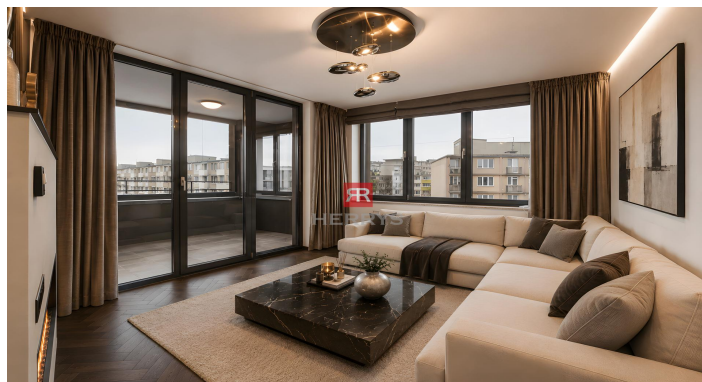
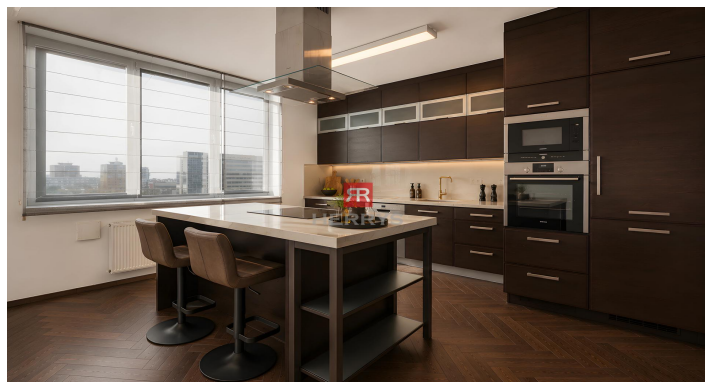


3-bedroom apartment Račianska, Bratislava-Nové Mesto

465 000 €



Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 - 4-ROOM APARTMENT FOR SALE, IDEAL FOR A FAMILY, BRATISLAVA - NOVÉ MESTO

The HERRYS real estate agency is offering for sale a 4-room apartment in an older new-construction building on Račianska Street in Bratislava.

The apartment is located on the 5th floor (of 26) and has elevators. It is a corner apartment, so it faces three directions: south, east, and southwest, on the quiet side of the building. This apartment is an ideal choice for a client looking for urban living near the city center, in excellent structural condition and with the possibility of renovating the interior to suit their own tastes.

The apartment offers an excellent layout—the bathroom features a bathtub as well as a large tiled shower stall, two toilets, and a large Sýkora kitchen with built-in appliances (new refrigerator, dishwasher, and washing machine); the apartment is air-conditioned (4 Daikin units with motion sensors), and there are built-in wardrobes throughout the apartment. The building features a 24/7 reception desk (for receiving visitors and packages), a common room, and a major advantage is the on-site trash collection area.

Usable area: **108.90 m² (apartment 100.10 m² + 2 glazed loggias totaling 4.40 m²)**

The apartment includes an oversized indoor parking space (+35,000 €)

Note: Some of the photos are renderings



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Ad ID: RT156

Business name: HERRYS s. r. o.

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DISPOSITION

Entrance hall – 9.40 m²

Bedroom – 12.40 m²

Bedroom – 12.60 m²

Bathroom – 9.15 m²

Bedroom – 16.35 m²

Hallway – 2.40 m²

Toilet – 1.65 m²

Living room with kitchen area – 36.15 m²

Floor area – 100.10 m²

Loggia – 4.40 m²

Loggia – 4.40 m²

Total usable area – 108.90 m²



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LOCALITY

Living in the Manhattan project combines dynamic city life with a full range of amenities in the immediate vicinity, where you'll find shopping centers, schools, and sports facilities right at your fingertips. The location on Račianska Street stands out for its excellent accessibility, with a tram stop right in front of the building taking you to the historic city center in under 10 minutes. For active relaxation, there's the nearby park at Račianske mýto or the nearby Carpathian Mountains, which offer the perfect escape into nature after a busy day in the city.

BENEFITS

- recently built apartment
- practical and airy layout
- indoor parking space
- air conditioning
- amenities

PRICE

Apartment: 465,000 EUR
Parking space: 35,000 EUR

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



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