

## Studio Starohájska, Bratislava-Petržalka

**230 000 €**



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 1.5-ROOM FLAT WITH FUNCTIONAL LAYOUT IN NOVÝ HÁJ PROJECT, BA-PETRŽALKA

HERRYS real estate agency offers for sale an attractive 1.5-room flat with a well-thought-out and efficient layout in the popular residential project Nový Háj on Starohájska Street in Bratislava - Petržalka.

Flat is located on the 4th floor of 9 in a modern flat building with an elevator. Flat stands out for its very functional layout, pleasant lighting and a loggia oriented to a quiet inner block with a view of greenery. It is sold fully furnished, including furniture and a kitchen with appliances, which allows immediate living or renting without additional investments. Flat is air-conditioned and includes a cellar located in the basement of the flat building.

Flat is an ideal choice for an individual or a couple looking for quality housing in a pleasant location with lots of greenery and excellent accessibility to the center. At the same time, it is an excellent investment opportunity with the potential for stable rental.

Nový Háj project represents timeless living with an emphasis on quality, architecture and plenty of greenery, while offering an intimate atmosphere with a smaller number of flats.

### BASIC INFORMATION:

Usable area: apartment 41.52 m<sup>2</sup> + basement: 2.48 m<sup>2</sup>

Loggia: 4.14 m<sup>2</sup>

Floor: 4/9

Orientation: northwest

Operating costs (administrator + electricity): 170 EUR/month



**Ing. Gabriela Horňáková**

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Parking: residential parking in nearby streets in a regulated zone

## DISPOSITION

Flat consists of an entrance hall, from which there is access to the bathroom with a bathtub and toilet and a separate walk-in closet. The main living area consists of a living room connected to a kitchenette and a sleeping area, which has its own window and offers the possibility of easy separation with a partition for greater privacy. From the living room there is an entrance to a glazed loggia, which pleasantly optically expands the living space.

## LOCALITY

Nový Háj project offers modern living in close proximity to nature - the Race course and floodplain forests. The location stands out with complete civic amenities within walking distance (grocery, cafes, polyclinic), excellent transport accessibility - the city center is accessible by public transport in approximately 10 minutes and quick connection to main transport routes, including the highway.

Lovers of an active lifestyle will appreciate the proximity of the Petržalka dam, cycling trails and Lake Draždiak.



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## BENEFITS

- excellently designed, functional layout with a separate sleeping area
- fully furnished apartment with air conditioning – no need for additional investments
- bright apartment with a pleasant orientation and view of the greenery
- glazed loggia oriented to a quiet inner block
- separate walk-in wardrobe – practical storage space
- cellar included in the price
- ideal as a starter apartment or investment for rent
- intimate residential project with an emphasis on privacy and peaceful living
- ideal environment for an active lifestyle – dam, cycle paths and Draždiak Lake within reach
- excellent accessibility to the city center and main transport routes
- complete civic amenities within walking distance
- comfortable resident parking around the flat house (regulated blue zones)

## PRICE

Price: 230,000,- EUR (including professional service and real estate agency commission)

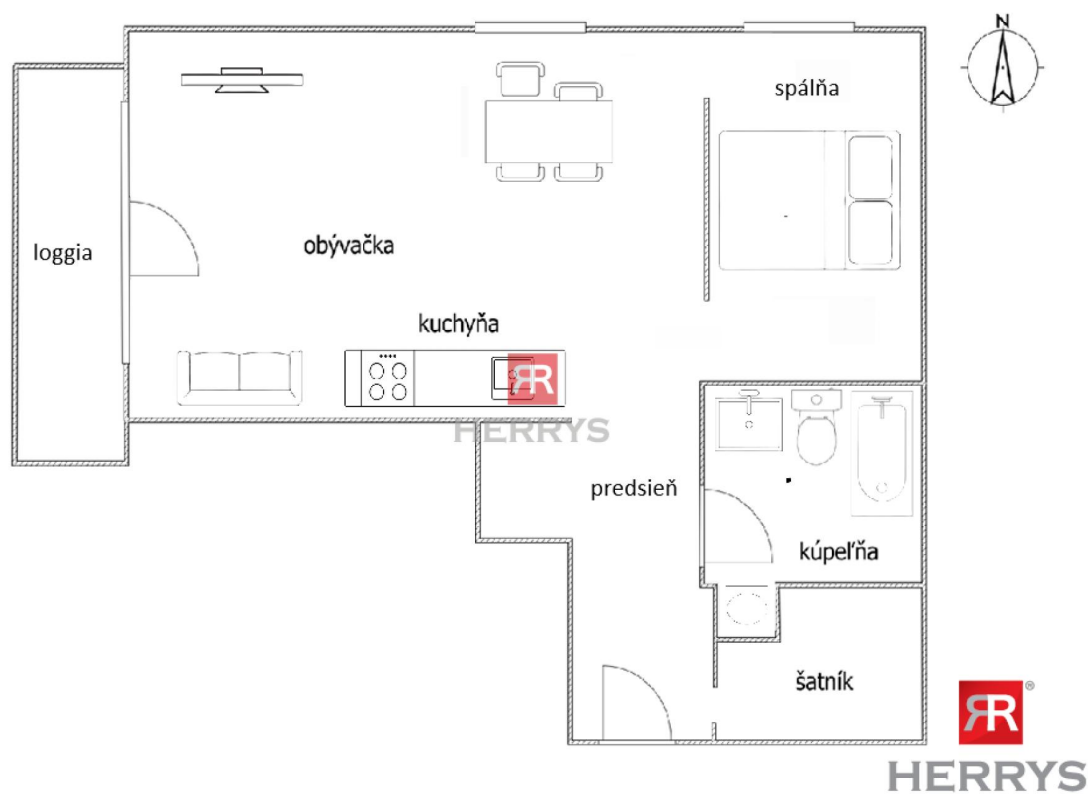
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