1-bedroom apartment
Dopravná, Bratislava-Rača

159 000 €

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 – 2-BEDROOM FLAT FOR SALE WITH PLENTY OF STORAGE SPACE - AIR CONDITIONING, TOP FLOOR, RAČA

HERRYS Real Estate Agency is offering for sale **a furnished 2-bedroom apartment on Dopravná Street in Rača.** It is located **on the 9th floor (top floor)** of a prefabricated apartment building with an elevator.

The apartment faces southwest, making it **beautifully sunny and pleasantly bright throughout the day.** It features a practical layout with ample storage space, including two storage rooms right inside the apartment. The living room, which is connected to the kitchen, is equipped with air conditioning, ensuring comfort even during the summer months.

The apartment building was built in 1984 and has its own boiler room on the ground floor. In 2009, it underwent **a complete renovation:** insulated facade, new roof and roofing, security entrance door with a chip, replaced water and sewer lines, and a modernized elevator.

The apartment is sold **furnished,** including appliances: TV, washing machine, refrigerator with freezer, and electric oven.

Parking is easy **in public parking spaces** directly in front of or behind the apartment building.

Apartment size: 39.90 m²
Orientation: SW
Monthly operating costs: advance payment to the property manager €105, electricity €30 (for 2 people)

The apartment is suitable as a starter home or a rental investment.

Ing. Andrea Kaňuščáková
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Ad ID: AK275

DISPOSITION

The apartment features **a practical floor plan** and consists of an entryway, a spacious living room connected to the kitchen (20.15 m²), a bedroom (7.90 m²), a bathroom with a shower and toilet, and two closets that provide ample storage space.

LOCALITY

The apartment is located on Dopravná Street in Rača. Near the building is a TERNO supermarket; a LIDL supermarket is a 5-minute drive away, as is the VAJNORIA shopping center, which features a TESCO and a variety of shops, services, a fitness center, and restaurants. Easy access to the highway bypass and public transportation (buses #52 and #56; a tram stop is also nearby).

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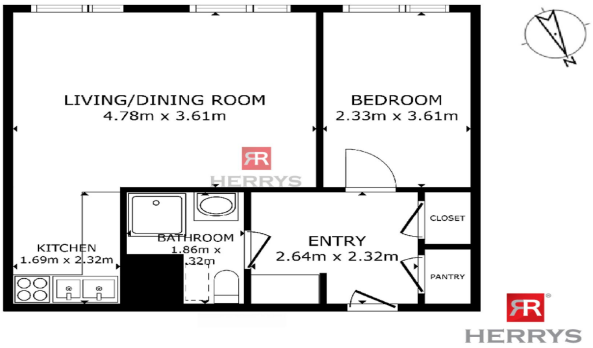

BENEFITS

- **Sunny 2-bedroom apartment with a practical layout and plenty of storage space,** including two storage rooms
- **Air conditioning** in the living room connected to the kitchen – comfort during the summer months
- Furnished apartment including appliances: TV, washing machine, refrigerator with freezer, and electric oven
- **Easy parking** in front of or behind the apartment building
- Apartment building with its own boiler room and renovated in 2009
- **Complete amenities** within easy reach: stores—TERNO, LIDL, VAJNORIA with TESCO, services, schools, healthcare facilities
- **Excellent transportation access:** highway bypass, public transit – bus lines 52 and 56 just a 1-minute walk away, tram service also available
- **Ideal as a starter home or rental investment**

PRICE

€159,000 (including full service and real estate agency commission)

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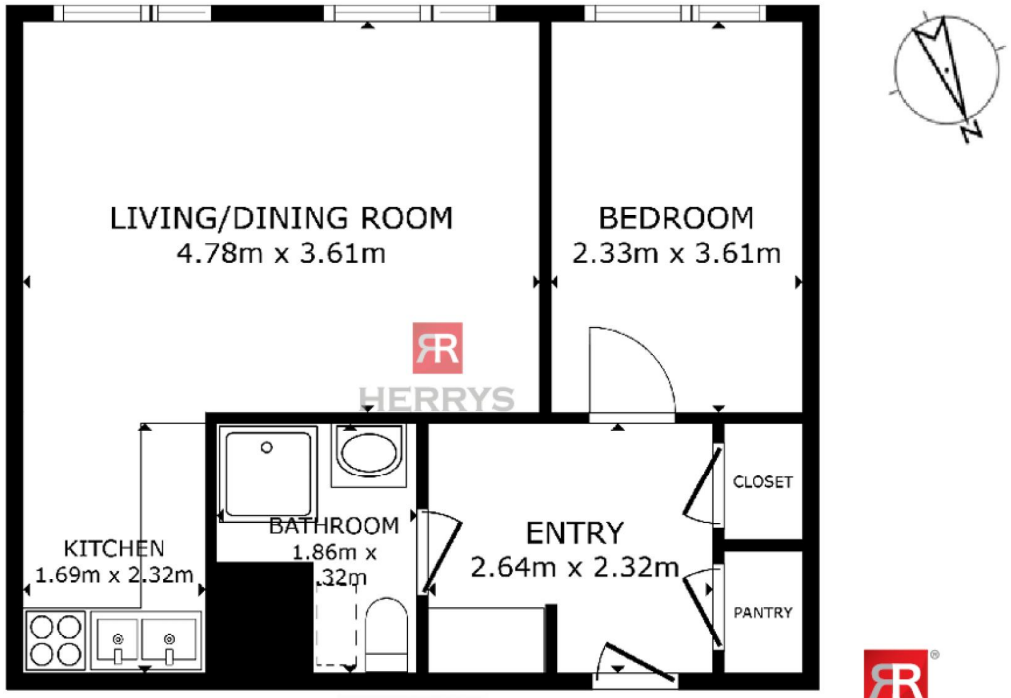
LIVING/DINING ROOM
4.78m x 3.61m
BEDROOM
2.33m x 3.61m
KITCHEN
1.69m x 2.32m
BATHROOM
1.86m x
.32m
ENTRY
2.64m x 2.32m
CLOSET
PANTRY
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