

2-bedroom apartment Račianske mýto, Bratislava-Nové Mesto

379 000 €



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 - LARGE 3-ROOM DUPLEX APARTMENT FOR SALE WITH 2 BATHROOMS IN RAČIANSKE MÝTO

Real estate agency **HERRYS** offers **exclusively** for sale a **spacious 3-room duplex apartment with 2 bathroom** located in the popular Račianske mýto location in Bratislava. The apartment is located on the 5th and 6th floors out of 9 in an apartment building approved in 2002. It stands out with its above-standard area of up to 100.70 m², which **significantly exceeds regular 3-room apartments**, and a practical two-story solution. The southeast orientation ensures plenty of daylight and a pleasant atmosphere throughout the day. The apartment is in its original, well-maintained condition with additional air conditioning and soundproofing of one of the bedrooms.

total area: 100.70 m²
floor: 5th + 6th / 9
orientation: southeast

DISPOSITION

Lower floor: entrance hall, living room, kitchen, storage room, bathroom with shower and toilet

Upper floor: two separate bedrooms, bathroom with bathtub and toilet

LOCALITY

The apartment is located in an extremely desirable part of Bratislava near Račianské mýto with complete civic amenities. Right next to apartment building is a **reconstructed city park from 2024 with a fountain**, modern playgrounds, sports fields and relaxation areas, which attracts residents from all over the city. The location offers quick access to the center, excellent public transport connections and immediate proximity to shops, services, schools



Miroslav Daněk

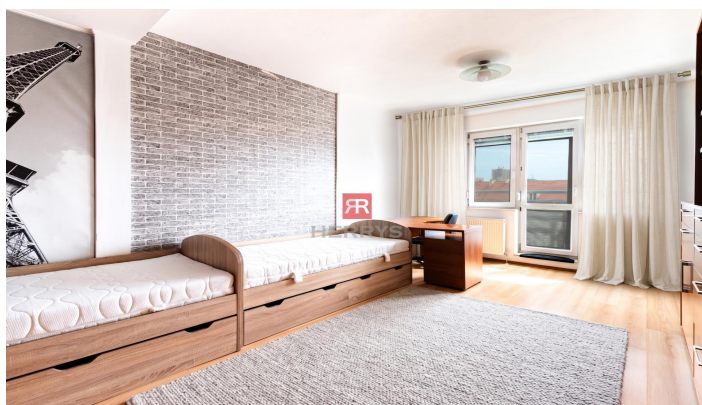
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and kindergartens. Thanks to the combination of greenery and urban comfort, it is an ideal place for families and demanding clients looking for spacious living in a quality apartment building.

BENEFITS

- above-standard area of a 3-room apartment
- maisonette solution with day and night area
- two large bedrooms (15.51 m² and 26.10 m²)
- two bathrooms with toilet
- air conditioning in the living room and bedroom
- soundproofing of one bedroom
- storage room directly in the apartment
- residential parking behind the ramp for residents
- large common stroller room in the house

PRICE

379,000 EUR apartment (including professional service and real estate commission)

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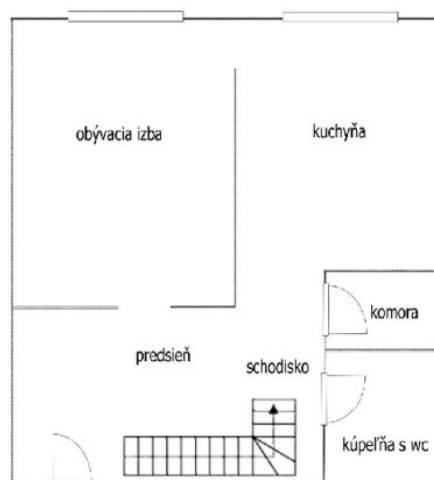
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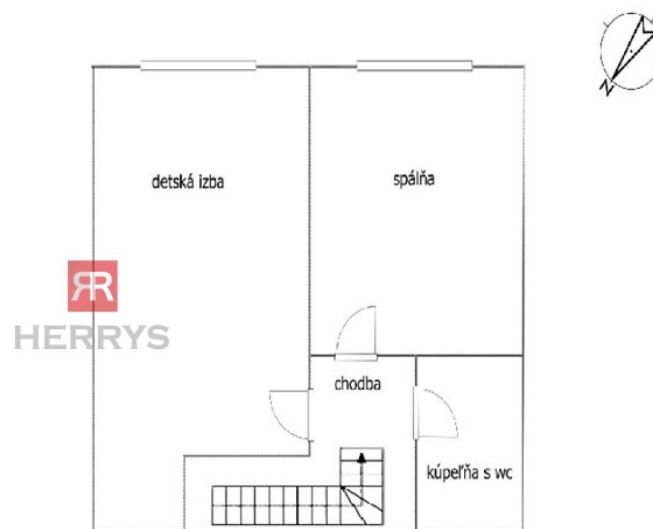
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