

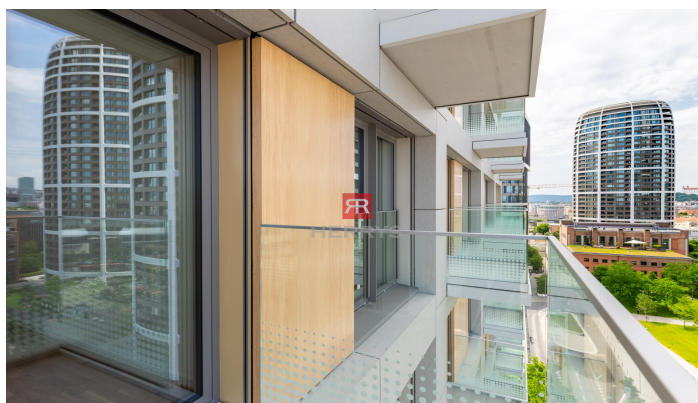
## 1-bedroom apartment Bottova, Bratislava-Staré Mesto

**353 704 €**



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 - FOR SALE MODERN 2 ROOM APARTMENT IN THE COMPLETED METROPOLIS PROJECT

**HERRYS Real Estate exclusively offers for sale a modern 2 room apartment with a high-end standard in the newly built METROPOLIS project**, which has now been completed and officially approved. The apartment is located **on the 13th floor** out of 18 in Tower B, with a **northwest** orientation that provides **premium panoramic views of the city**. It is sold in a **high-quality standard finish**, which has already been highly appreciated by many owners who have taken possession of their units in this development. METROPOLIS is situated in **the attractive new downtown district of Bratislava**, offering a superior standard of living with **excellent accessibility and full urban amenities**.

- 2 room apartment
- Floor area: 54,68 m<sup>2</sup>
- Orientation: northwest
- Balcony

### DISPOSITION

The apartment consists of an entrance hallway with space for a built-in wardrobe, a separate toilet, a bathroom with a bathtub, a living room seamlessly connected to the kitchen with access to the balcony, and a separate bedroom.

It is offered in an **exclusive high-end standard**, featuring:

- Triple-layer solid wood flooring
- Large-format Italian tiles and floor coverings
- Premium sanitary ware and ceramics
- High-quality interior doors with above-standard height and flush-mounted fittings



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Ad ID: MET\_A105

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- Large-format aluminium windows by **Wiscona**

Large-format aluminium windows by **Wiconachnologies** from leading brands, such as:

- High-quality exterior blinds
- Ceiling cooling and heating system by **Rehau**
- Individual premium autonomous ventilation system by **Wolf**

## LOCALITY

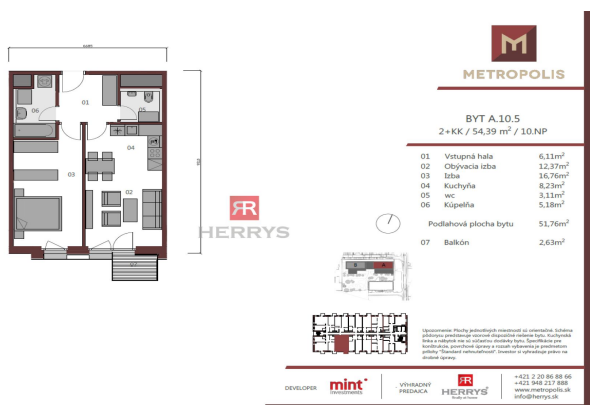
The METROPOLIS project is rising in one of Bratislava's most prestigious districts—**the vibrant downtown area on Bottova Street**, right in the city centre. This dynamic new quarter blends the charm of the Old Town with the diversity of the modern urban lifestyle. Just a short walk away, you'll find the **NIVY and EUROVEA shopping centres**, designer restaurants, trendy bars, the Danube river promenade, and the city's historic core. This location offers **exceptional potential for property value growth**, making it a highly attractive investment for both homeowners and investors alike.



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## BENEFITS

- aesthetic timeless architecture of the METROPOLIS
- project lucrative address, in the heart of the new downtown Bratislava center
- effectively elaborate layout of the apartment state-of-the-art,
- low-cost cooling, heating, recovery and shading technologies
- high-quality materials of premium brands used in the interior of the apartment
- a commercial pier with a semi-private park full of greenery within the METROPOLIS project
- designer restaurants, bars, shops, business centers, administrative buildings and also many opportunities for sports and culture are within walking distance
- quick walking distance to the historic center of Bratislava, to the Danube Riviera as well as to the NIVY and EUROVEA shopping centers Quick
- access to the NIVY main bus station, public transport stops, as well as access to the city bypass

## PRICE

Apartment: EUR 388 385,- including VAT(including professional service and RK commission)

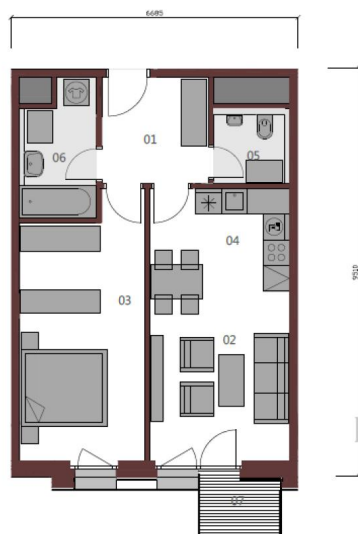
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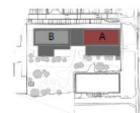
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## METROPOLIS

BYT A.10.5  
2+KK / 54,39 m<sup>2</sup> / 10.NP

01	Vstupná hala	6,11m <sup>2</sup>
02	Obývacia izba	12,37m <sup>2</sup>
03	Izba	16,76m <sup>2</sup>
04	Kuchyňa	8,23m <sup>2</sup>
05	wc	3,11m <sup>2</sup>
06	Kúpeľňa	5,18m <sup>2</sup>
Podlahová plocha bytu		51,76m <sup>2</sup>
07	Balkón	2,63m <sup>2</sup>



Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie bytu. Kuchynská linka a nábytok nie sú súčasťou dodávky bytu. Špecifikácie pre konštrukcie, povrchové úpravy a rozsah vybavenia je predmetom prílohy "Štandard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

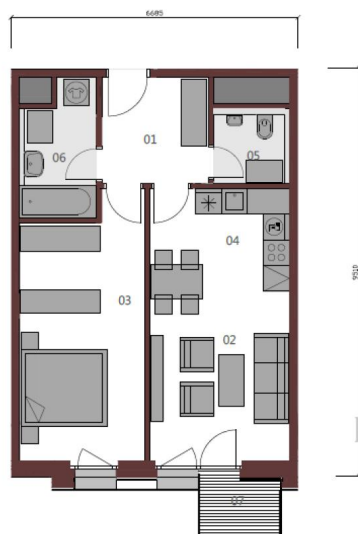
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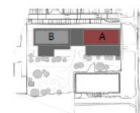


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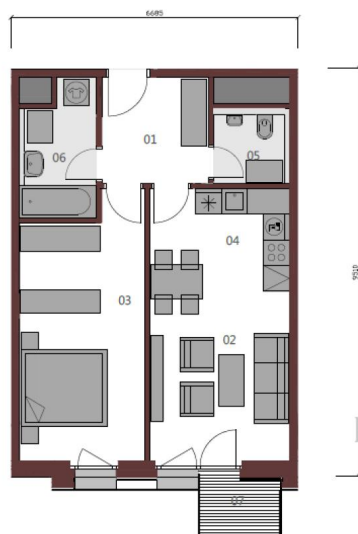
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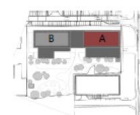
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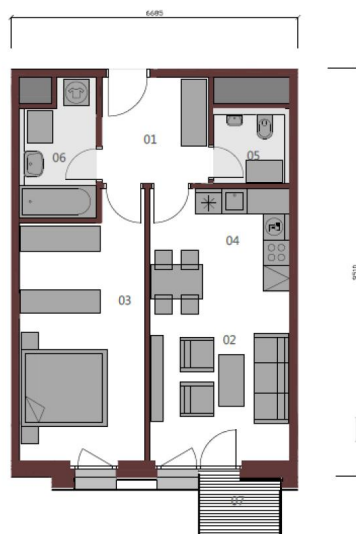
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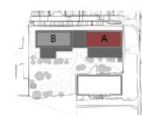


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