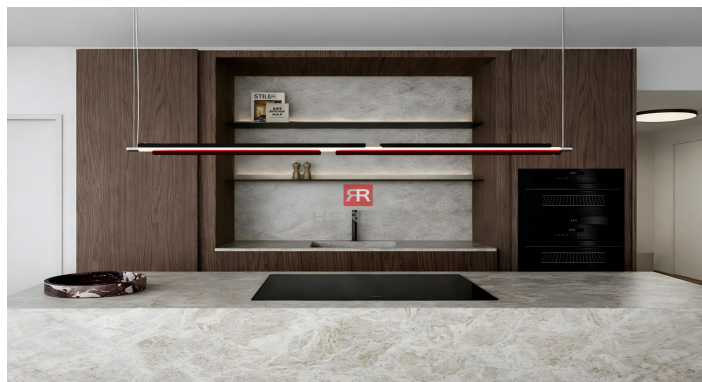


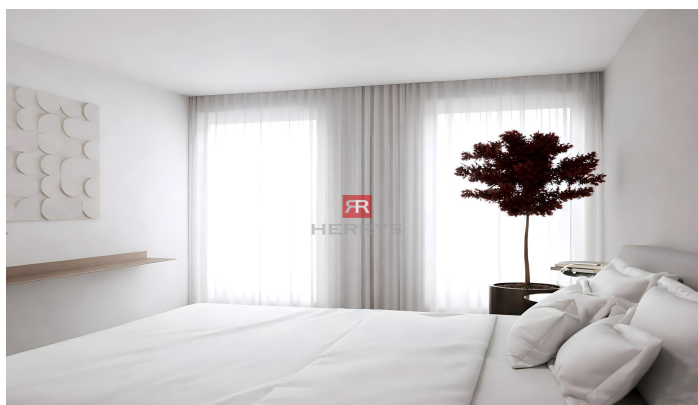
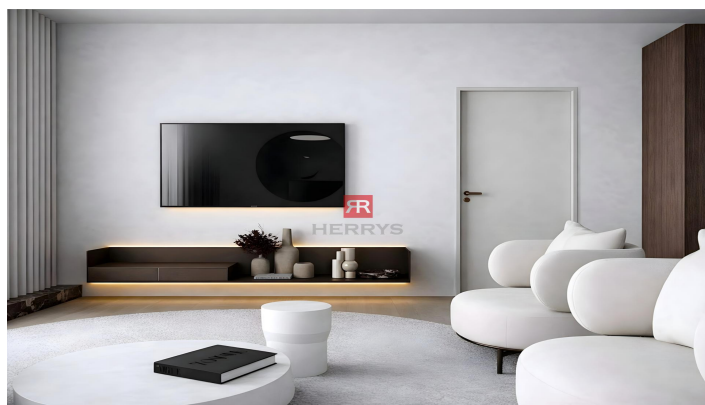
## 3-bedroom apartment Bottova, Bratislava-Staré Mesto

**1 164 656 €**



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 - SPACIOUS 4-ROOM APARTMENT WITH A LARGE TERRACE AND THREE BALCONIES FOR SALE IN THE METROPOLIS PROJECT

**HERRYS real estate agency** exclusively offers **for sale an exceptional 4-room apartment** located on the 14th floor **of the prestigious Metropolis project**, one of the architectural landmarks of Bratislava's downtown. This modern new-build stands out for its timeless architecture, high-quality construction, and attractive location in the very heart of the city.

With a generous floor area of 128.60 sqm and a well-thought-out layout, the apartment is an ideal choice for a client seeking an upscale urban lifestyle with a focus on comfort, privacy, and aesthetics. Its triple orientation – east, north, and west – ensures abundant natural light throughout the day and stunning panoramic views of the city.

The apartment includes three separate balconies (each 2.48 sqm) and a spacious 26.43 sqm terrace, offering the perfect space for relaxation, gatherings with friends, or urban gardening.

The property is sold as a shell apartment, which offers a great advantage to the buyer – the opportunity to fully customize the space according to their own taste, needs, and lifestyle without compromise. This apartment represents the ideal combination of prestige, modern living, and investment potential in one of Bratislava's most sought-after locations.

**Usable area:** 128.60 sqm (terrace: 26.43 sqm; three balconies: 2.48 sqm)

**Orientation:** East – North – West

**Floor:** 14 / 18

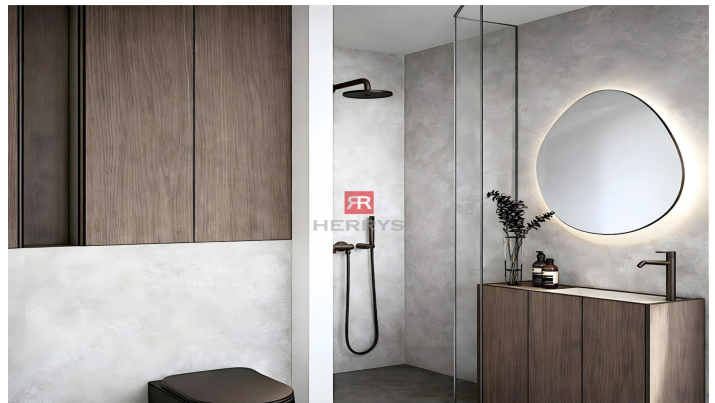
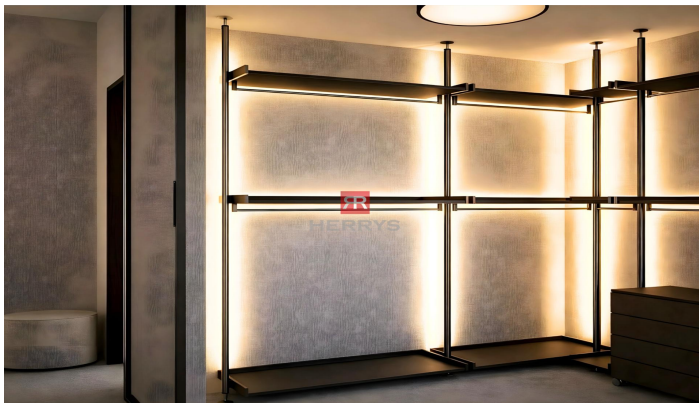
## DISPOSITION



**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: MET\_A153

Business name: HERRYS s. r. o.

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The apartment features a spacious entrance hall that seamlessly flows into an open-plan day zone connected to the kitchen, dining area, and living room. This central part of the apartment is perfect for spending quality time with family or entertaining guests.

In addition, the apartment offers three separate rooms that can serve as bedrooms, a children's room, guest room, or home office. There are two bathrooms, a separate toilet, a practical utility room, and a walk-in closet with ample storage space.

Access to the three balconies and the large terrace is available from multiple rooms, significantly enhancing everyday comfort and offering the possibility to create outdoor zones for relaxing, dining, or working.

## LOCALITY

The Metropolis project is located in the very heart of Bratislava's downtown, just a few minutes' walk from the historic city center, Eurovea shopping mall, the Slovak National Theatre, and a wide selection of cafés, restaurants, and shops. This area is one of the most dynamically developing parts of Bratislava, offering excellent civic amenities and great access to public transport.



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## BENEFITS

- Exclusive address in the heart of Bratislava
- Panoramic views thanks to the high-floor location
- Spacious terrace and three separate balconies
- Modern architecture and timeless building design
- Elegant common areas with attention to detail
- Excellent amenities within walking distance
- Great investment opportunity in a prestigious location
- Option to purchase a parking space in the underground garage

## PRICE

€ 1 164 566,00 (including professional services and agency commission)

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