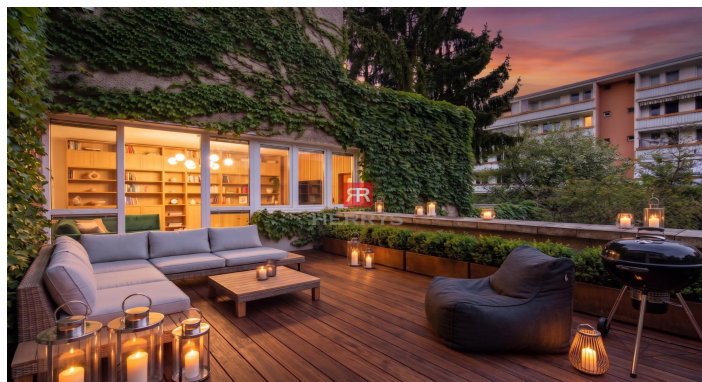


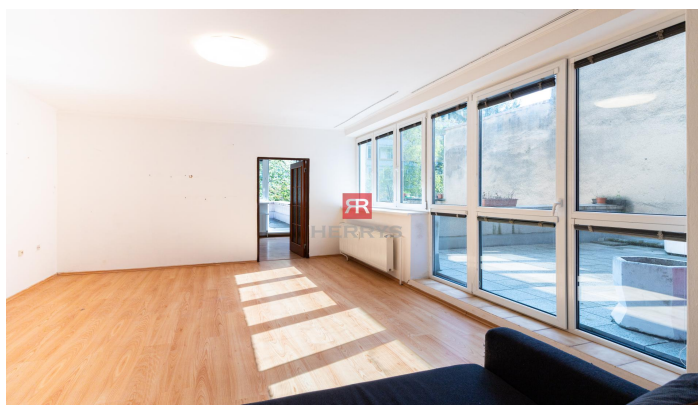
## 2-bedroom apartment Kuklovská, Bratislava-Karlova Ves

**345 000 €**



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 - 3ROOM APARTMENT FOR SALE IN A BRICK BUILDING WITH TERRACES AND A GARAGE, LOCATED RIGHT NEXT TO THE FOREST

HERRYS Real Estate Agency is exclusively offering for sale a spacious 3-bedroom apartment in a brick apartment building in the popular Karlova Ves neighborhood, situated right next to a forest. This property represents an ideal opportunity for a client seeking peaceful living in close contact with nature, while still enjoying easy access to the city center.

The apartment is located in a small apartment building with only 5 units, ensuring an intimate atmosphere and a higher degree of privacy.

The apartment has an interior area of 84 m<sup>2</sup>, complemented by two spacious terraces, each approximately 20 m<sup>2</sup> in size, creating an exceptional outdoor space ideal for relaxation. The property is in its original condition, giving the future owner the opportunity to renovate it according to their own taste and needs.

The apartment includes a brick cellar accessible directly from the apartment, which is a practical solution for storage space. Additionally, there is the option to lease another cellar on the same floor with an area of approximately 12 m<sup>2</sup>.

A separate garage located directly at the entrance to the apartment building can be purchased along with the apartment for €45,000. The purchase of the garage is not a requirement.

The first 4 photos are for illustrative purposes.

## DISPOSITION



**Ing. Michaela Ilavská**  
michaela.ilavska@herrys.sk  
+421 947 953 426  
Ad ID: MI148

Business name: HERRYS s. r. o.



Entrance hall, entrance to the basement, separate kitchen, spacious living room with access to the terrace, bedroom with access to the terrace, separate toilet, bathroom, bedroom with access to the terrace

## LOCALITY

Karlova Ves is one of Bratislava's most sought-after residential areas, primarily due to its combination of natural surroundings and easy access to the city:

- immediate proximity to a forest and hiking trails
- a peaceful environment ideal for both living and relaxation
- a full range of amenities
- easy access to the city center

## BENEFITS

- Brick apartment building with a small number of units
- Immediate proximity to the forest and nature
- Two spacious terraces (2 x approx. 20 m<sup>2</sup>)
- Opportunity for renovation according to your own vision
- Cellar directly accessible from the apartment
- Potential for additional storage space
- Quiet and sought-after location
- Complete amenities nearby



**Ing. Michaela Ilavská**  
michaela.ilavska@herrys.sk  
+421 947 953 426  
Ad ID: MI148

Business name: HERRYS s. r. o.



## PRICE

€345,000 for the apartment + €45,000 for the garage

© The text and photos are the author's work and property of the real estate agency HERRYS.



**Ing. Michaela Ilavská**  
michaela.ilavska@herrys.sk  
+421 947 953 426  
Ad ID: MI148

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