

3-bedroom apartment Záhradnícka, Bratislava-Staré Mesto

690 000 €



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 - SPACIOUS 4-BEDROOM APARTMENT WITH A BEAUTIFUL TERRACE FOR SALE IN THE OLD TOWN

HERRYS Real Estate Agency is exclusively offering for sale **a unique 4-bedroom apartment located on the top two floors of an apartment building on Záhradnícka Street**. This property combines city life in the heart of the action with the comfort of spacious yet private premium living.

The location is among **the most sought-after urban addresses** - everything is literally within reach. Cafés, services, shops, and public transportation are all within walking distance, and the quick connection to the city center creates the ideal combination for dynamic urban living.

The apartment is located **on the 6th and 7th floors of a brick apartment building with an elevator**. It impresses not only with its generous floor area but especially with its well-thought-out layout, which naturally separates the entryway from the living area, thereby enhancing both comfort and privacy.

The highlight of the apartment is a spacious 53.84 m² terrace facing northwest. This exceptional outdoor space offers the perfect spot for relaxation, evening gatherings, or creating your own urban oasis of calm above the hustle and bustle of the city.

The total area **of 197.66 m² (of which the apartment is 143.82 m² and the terrace is 53.84 m²)** provides above-standard space, especially for those seeking a combination of a spacious interior and a striking exterior in the heart of the action.

- The apartment building has undergone insulation and has an energy certificate
- The apartment's floor area is 143.82 m², and the terrace measures 53.84 m²
- The apartment faces southeast and northwest
- Monthly operating costs: the advance payment is 223.50 EUR + electricity 57.50 EUR + gas 130 EUR



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DISPOSITION

The apartment's layout is thoughtfully divided into two levels, which naturally separate the entryway from the living area.

The lower level features the entryway with a foyer and a spacious walk-in closet, providing a practical and comfortable space right upon entering the apartment.

The upper floor comprises the main living area of the property. The centerpiece is a spacious living room connected to the kitchen, spanning 63 m², which creates an open and airy space for daily life and social gatherings. It is complemented by three separate bedrooms, two bathrooms, and direct access to the terrace, which extends the living space with an outdoor relaxation area.

LOCALITY

Záhradnícka Street is one of the most sought-after urban addresses, combining vibrant city life with everyday comfort. The immediate vicinity offers a full range of amenities - popular cafés, restaurants, services, and shops - all within walking distance.

The location also offers excellent transportation connections - whether to the city center or other parts of Bratislava - making it ideal for a dynamic urban lifestyle without compromise. Despite its central location, it retains a pleasant urban rhythm suitable for everyday living.



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BENEFITS

- An exceptional 4-bedroom apartment with a total area of 197.66 m² (including 143.82 m² of living space and a 53.84 m² terrace) located on the top two floors of a brick apartment building in the city center
- The highlight is the large terrace, an ideal spot for morning coffee or evening gatherings with family or friends
- A sought-after location on Záhradnícka Street, where everything is literally within reach—complete amenities combined with excellent transportation access
- Excellent layout—a spacious living room with a kitchen measuring 63 m², three bedrooms, two bathrooms, and a large closet/storage area at the entrance to the apartment

PRICE

690,000 EUR (including commission and full real estate agency services)

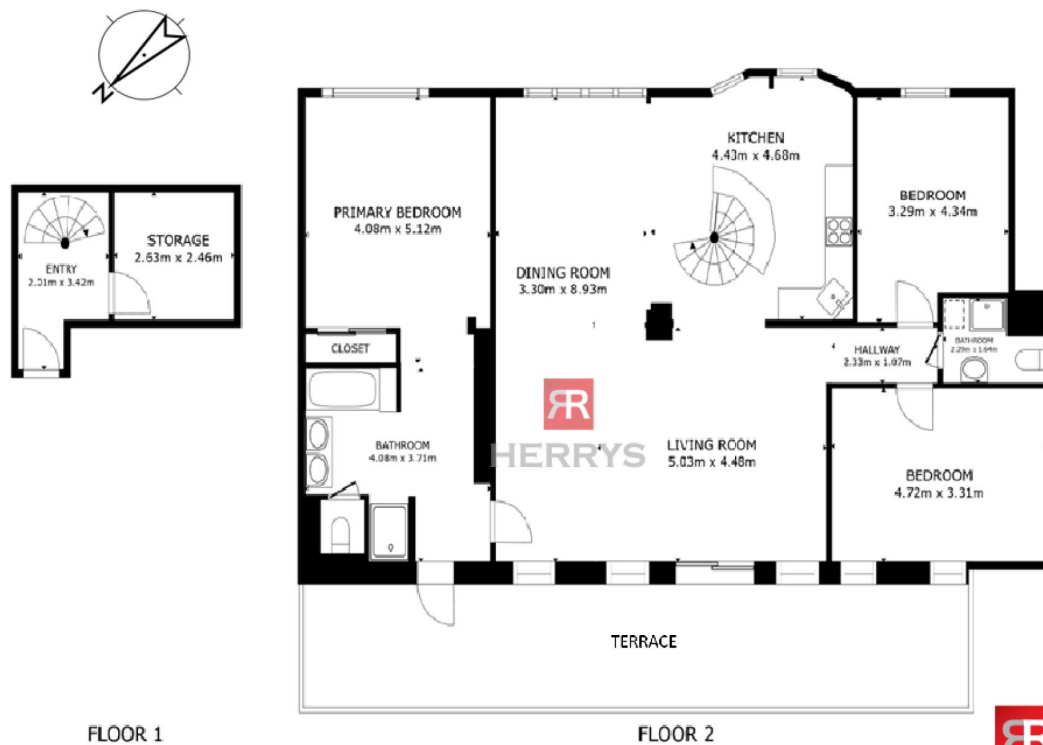
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