HERRYS
finally at home

REALITNÁ KANCELÁRIA ROKA 2018 BRATISLAVA
Best Local Real Estate Agency
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Najväčšia klasická realitná kancelária
HOF AWARDS BEST OF THE BEST 2022 CENTRAL & EASTERN EUROPE

2-bedroom apartment
Šancová, Bratislava-Nové Mesto

269 900 €







Business name: HERRYS s. r. o.





HERRYS - 3-BEDROOM APARTMENT FOR SALE WITH A FUNCTIONALIST FLAIR IN THE UNITAS – ŠANCOVÁ STREET

HERRYS Real Estate Agency is offering for sale a spacious, sunny apartment in the iconic Unitas complex, designed by renowned architects Weinwurm and Vécsei. This apartment is more than just an address; it is a piece of Bratislava's history in a cult-classic balcony-style building.

Area: 73 m²

Layout: Originally a 2-bedroom apartment, effectively converted into a 3-bedroom apartment (all 3 rooms are separate and spacious)

Floor: 4/5 (no elevator) – the reward is peace and quiet and a pleasant view of the greenery.

Orientation: East and West

Condition: Original, ideal for a complete renovation according to your vision.

Parking: Easy parking in the vicinity of the building—residents only

With the purchase of the apartment, you also acquire a co-ownership share in a common non-residential space measuring 73 m² (share 65/2591), which is currently leased. The Unitas project has made its mark on architectural history with its timeless minimalism. The location at the intersection of the Old and New Towns offers complete amenities (market, Račianske mýto Park, cafes, schools) and excellent access to anywhere in the city. Given the building's historical value and the growing interest in functionalist housing, this is an excellent investment with high appreciation potential following renovation.



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The photo documentation includes visualizations.

Translated with DeepL.com (free version)

DISPOSITION

Functional layout, 3 bright and spacious rooms, separate toilet, kitchen, pantry, bathroom. The layout could be changed during a complete renovation. The apartment is located on a shared balcony shared with two other apartments (it is the end unit); there is potential to add glass to the balcony and expand the living space.

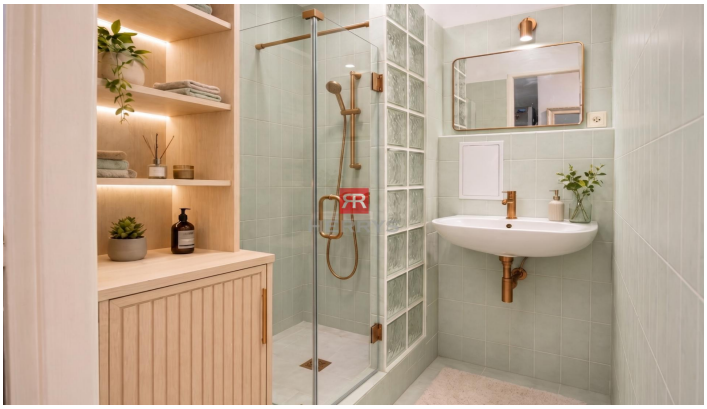
LOCALITY

Located at the intersection of Old Town and New Town, this area combines a historic atmosphere with close proximity to key transportation hubs such as Račianske mýto and the Main Station. Within walking distance, you'll find a full range of amenities, from the iconic Market Hall and the Central shopping center to prestigious schools and medical care. Lovers of city life will appreciate the burgeoning culinary scene around Blumentál, while the neighboring park at Račianske mýto offers space for sports and relaxation amidst greenery. Thanks to the resident parking system and excellent public transportation access, this address offers maximum living comfort, where you practically don't need a car in your daily life.



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BENEFITS

Peace and quiet in the city center: The apartment is not located directly on a main road. It faces the treetops, ensuring a pleasant microclimate and minimal noise.

Light and space: High ceilings and large windows make the apartment exceptionally bright and airy.

Privacy: A unique balcony system with a renovated hallway—there are only two apartments on your balcony.

Parking: Hassle-free resident parking right in the vicinity of the building.

PRICE

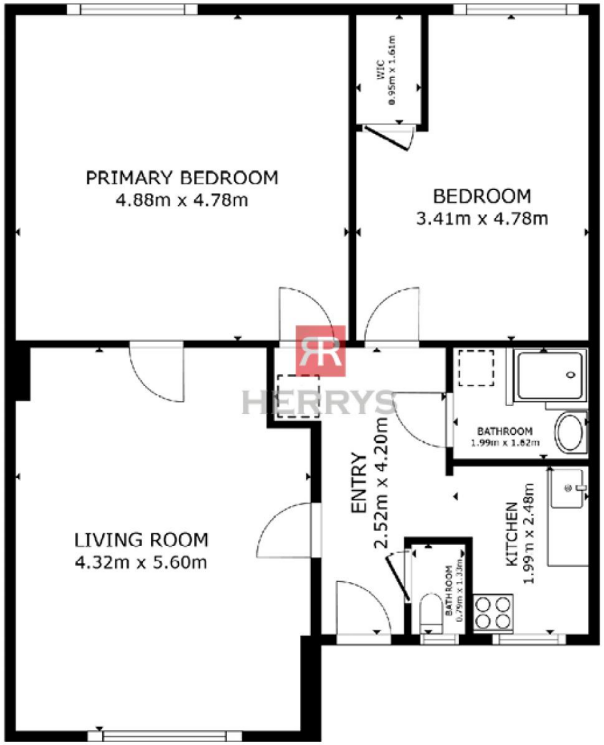
€269,900

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PRIMARY BEDROOM
4.88m x 4.78m
BEDROOM
3.41m x 4.78m
WIC
0.95m x 1.61m
LIVING ROOM
4.32m x 5.60m
ENTRY
2.52m x 4.20m
BATHROOM
1.99m x 1.82m
KITCHEN
1.99 m x 2.48m
BATHROOM
0.79m x 1.33m