2-bedroom apartment
Krížna, Bratislava-Staré Mesto

339 000 €

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 - 3-BEDROOM APARTMENT FOR SALE IN ITS ORIGINAL CONDITION ON KRÍŽNA STREET

HERRYS Real Estate Agency is exclusively offering for sale **a spacious and practically laid-out 3-bedroom apartment located in a sought-after area on Krížna Street in Bratislava.** The apartment faces both Krížna Street and a quiet inner courtyard facing Blumentálska Street, ensuring pleasant natural light while providing a peaceful environment in the courtyard-facing section.

The apartment is located **on the 1st floor (of 7 total) in a brick apartment building** constructed in 1957. The total area is 86.80 m², including a 6 m² basement storage area and a 3.20 m² loggia.
The layout offers comfortable living with ample storage space, a separate kitchen, a separate toilet, a practical closet, and a storage room.

The apartment is in its original condition, presenting an ideal opportunity for the new owner to renovate the property according to their own vision and create modern urban living in an attractive location in the wider center of Bratislava.

- Square footage: apartment 77.60 m², loggia 3.20 m², basement space 6 m²
- Orientation: SE, NW
- Current advance payment statement from the management company: 171.50 EUR

The listing includes renderings.

DISPOSITION

The apartment consists of the following rooms:

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Ad ID: AK282

- living room 21.60 m²
- bedroom with closet 15.50 + 2.20 m²
- bedroom 15.30 m²
- kitchen with pantry 9.50 + 1.40 m²
- bathroom and toilet 2.40 + 1.0 m²
- hallway 8.70 m²
- loggia 3.20 m²
- basement storage 6.00 m²

TOTAL: **86.80 m²**

LOCALITY

Krížna Street is located in one of the most sought-after areas of greater downtown Bratislava, which has long been a popular urban destination thanks to its combination of excellent accessibility, comprehensive amenities, and the authentic atmosphere of the city center.

The immediate vicinity offers a wide range of shops, services, high-quality restaurants, cafés, schools, kindergartens, and healthcare facilities. The location also provides excellent public transportation connections via tram and bus lines, offering quick access to the historic center and other city districts.

The location offers comfortable urban living with plenty of opportunities for leisure activities. A major benefit is the walking distance to Blumentál, the Medical Garden, the Central Shopping Center, and Trnavské mýto, which provide a wide range of options for relaxation, sports, shopping, and social activities.

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BENEFITS

- **Spacious 3-bedroom apartment** with a total area of 86.80 m², including a loggia and basement storage
- Facing both Krížna Street and a quiet courtyard facing Blumentálska Street
- **Original condition** offering the opportunity for renovation according to your own vision
- **Practical layout** with a separate kitchen, separate toilet, and ample storage space
- **Attractive location** in the wider center of Bratislava with complete amenities and excellent public transportation access

PRICE

€339,000 (including commission and full real estate agency services)

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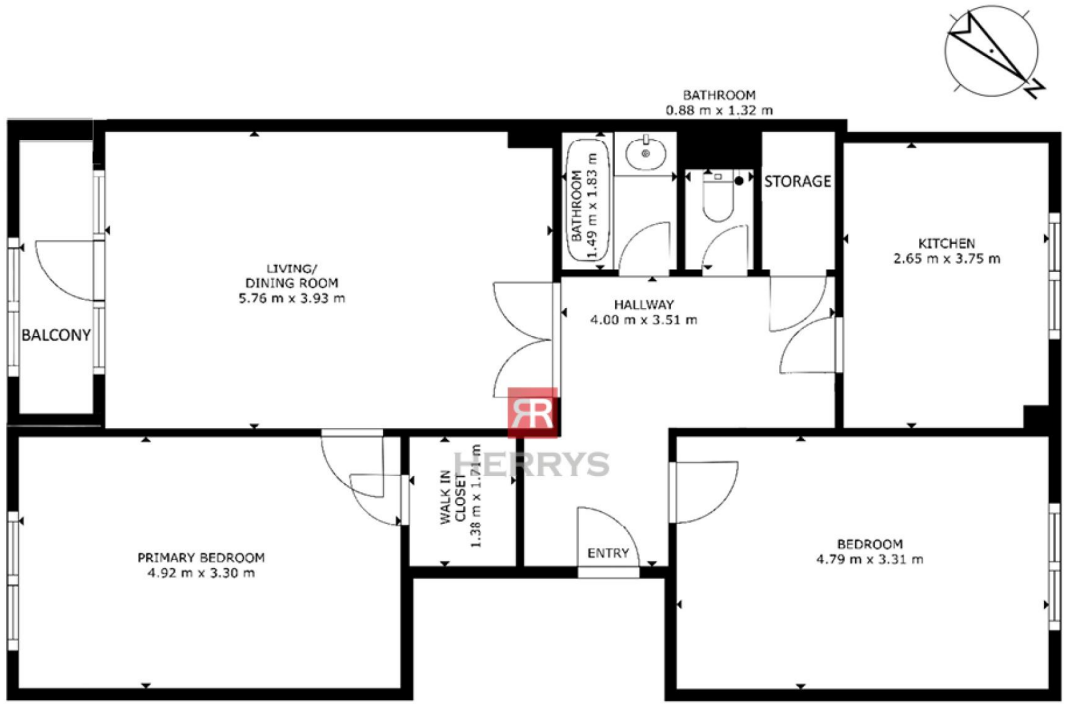
BATHROOM
0.88 m x 1.32 m
BATHROOM
1.49 m x 1.83 m
STORAGE
KITCHEN
2.65 m x 3.75 m
LIVING/
DINING ROOM
5.76 m x 3.93 m
BALCONY
HALLWAY
4.00 m x 3.51 m
WALK IN
CLOSET
1.38 m x 1.71 m
ENTRY
PRIMARY BEDROOM
4.92 m x 3.30 m
BEDROOM
4.79 m x 3.31 m
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