

## Studio Šancová, Bratislava-Staré Mesto

**249 000 €**



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 - FOR SALE: INVESTMENT 1.5-ROOM APARTMENT NEAR RAČIANSKE MÝTO AND BLUMENTÁL

**Real Estate Agency HERRYS** offers **exclusively** offers for sale **completely renovate** 1.5-room apartment on Šancová Street in the district of **Old Town**. The apartment is situated on the 1st floor (2nd above-ground level) of a brick residential building with high ceilings, with another apartment located below it. Thanks to its location in the immediate vicinity of Račianske mýto and the Blumental residence, it represents **an ideal investment property suitable for immediate rental**. The apartment underwent **a complete renovation** in 2015 including new electricity and water distribution, bathroom, kitchen, floors and interior decoration, while in 2024 a new sofa, bed, microwave, washing machine, electric oven were purchased and in 2025 a new air conditioning was added and a new build-in fridge. Another advantage is the possibility of parking in the inner block for residents and a pleasant common green yard with seating.. Another advantage is **resident parking in the courtyard** and a pleasant shared **green courtyard with seating area**.

**total area:** apartment with a cellar 50.28 m<sup>2</sup> + balcony 3 m<sup>2</sup>

**floor:** 1st floor / 6

**monthly costs:** EUR 150 + electricity

**building type:** brick apartment building with high ceilings built in 1943

**orientation:** north

## DISPOSITION

Entrance hall with a built-in wardrobe, living room connected to the kitchen, separate sleeping area with a built-in wardrobe, bathroom with toilet, balcony.



**Miroslav Daněk**

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Ad ID: MID345

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## LOCALITY

Šancová Street in the **Old Town** district is one of **the most sought-after city locations**, mainly due to the combination of excellent accessibility, complete civic amenities and strong investment potential. Just a few steps from the apartment building is **Račianske mýto** with quick connections to all parts of the city and the modern Blumental residence with shops, services, cafes and restaurants. The location is extremely popular among young professionals and foreign tenants, which makes the apartment **an ideal investment for long-term rental**. The benefit is also **a quiet inner block with greenery**, which creates a pleasant background right in the city center. Just across the road is the popular **Račianske mýto Park**.



**Miroslav Daněk**

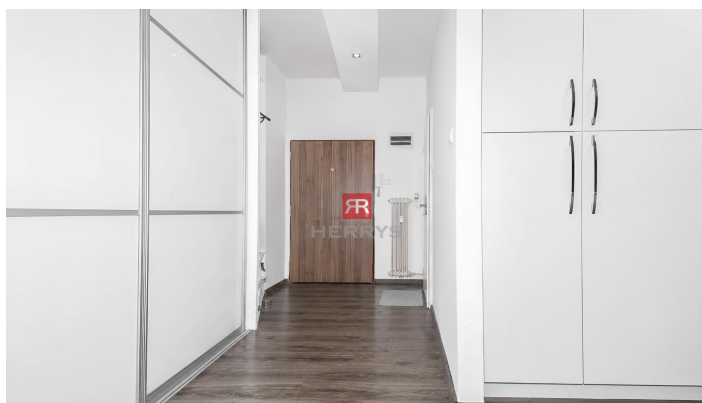
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## BENEFITS

- excellent investment opportunity
- ideal for immediate rental
- location near Račianske mýto and Blumentál
- brick apartment building with high ceilings
- air-conditioning (2025)
- complete renovation including new water and electrical systems (2015)
- 2 big built-in wardrobes
- apartment sold fully furnished
- resident parking in the courtyard
- shared green courtyard with seating area
- full civic amenities within walking distance

### Apartment building renovations:

- insulated apartment building
- roof reconstruction
- replacement of vertical utility lines
- new mailboxes
- replacement of staircase windows
- renovation of common areas and staircase
- new boiler room (2025)

## PRICE



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EUR 249,000 (including professional service and real estate commission)

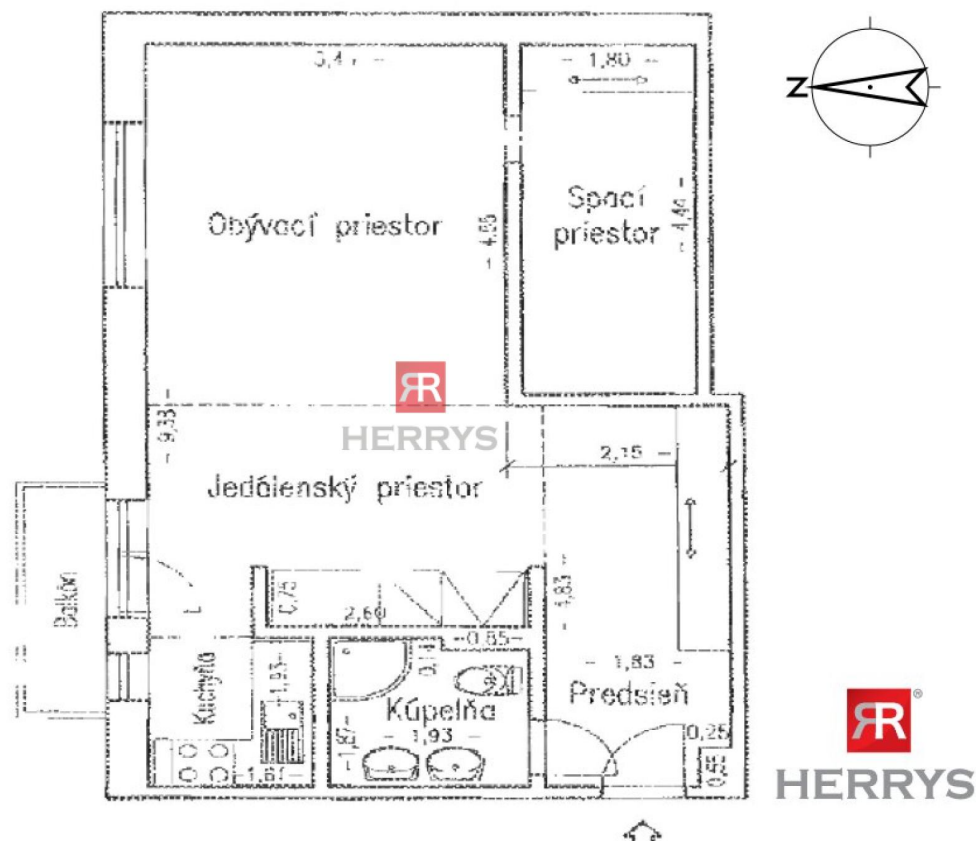
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