

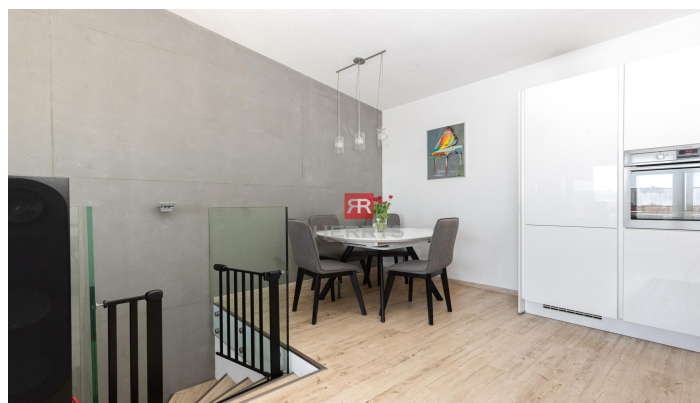
2-bedroom apartment Jégého, Bratislava-Ružinov

505 000 €



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-ROOM DUPLEX APARTMENT WITH A TERRACE FOR SALE ON JÉGEHO STREET

HERRYS Real Estate Agency is exclusively offering for sale an exceptional 3-room duplex apartment with a large terrace in the wider center of Bratislava.

The apartment is located on the 12th and 13th floors (of a total of 13) of a modern mixed-use residential building on Jégeho Street in Bratislava, completed in 2009. The apartment features a spacious 28.39 m² east-facing terrace.

The apartment is air-conditioned and features high-quality materials and modern amenities—large-format hardwood floors, a designer interior staircase with a glass partition, and custom-made furniture. The kitchen is equipped with built-in appliances, including an induction cooktop, dishwasher, and a built-in refrigerator with freezer. The windows are double-glazed PVC with electric exterior blinds. There is a convenient water outlet on the terrace.

Heating is provided centrally via the building's own boiler room.

The apartment is sold fully furnished with furniture and appliances, with the exception of the furnishings located on the terrace.

A parking space in the underground garage can be purchased for €35,000.

Beneath the apartment building is a spacious private relaxation area reserved exclusively for residents of the building.

Usable area of the apartment: 126.92 m² (apartment: 93.38 m², terrace: 28.39 m², balcony: 5.15 m²)

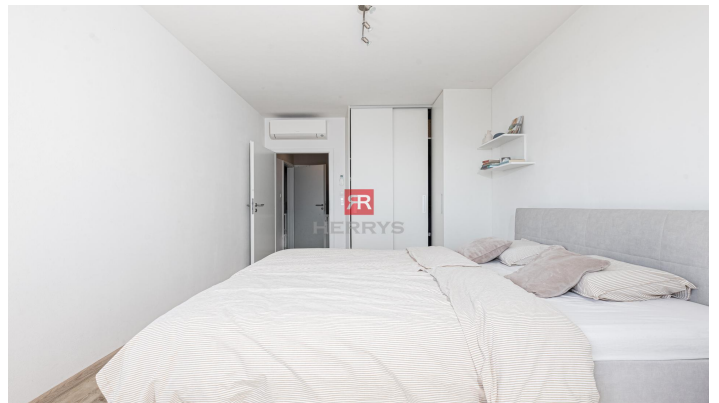
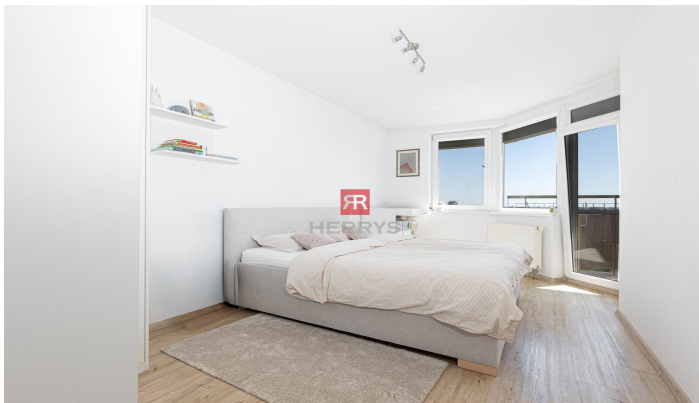
Monthly operating costs: management fees XXX EUR, electricity XX EUR,



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Orientation: E

DISPOSITION

The layout of the apartment consists of an entryway, a staircase, a closet, two separate bedrooms, a bathroom, a separate toilet, and a loggia on the lower floor. The upper floor features a spacious living area that is open to the kitchen and leads out to the terrace.

LOCALITY

Jégeho Street is one of the most sought-after locations in the wider Bratislava city center, offering excellent access to both the city center and major transportation routes. Within walking distance, you'll find a full range of amenities, shops, sports facilities, services, and public transportation stops. The location offers the perfect blend of city life and comfortable living.



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BENEFITS

- high-quality materials and craftsmanship
- large east-facing terrace with a water outlet
- fully furnished apartment, including built-in appliances
- windows with electric exterior blinds
- excellent location in the wider center of Bratislava
- full range of amenities and excellent access to the city center

PRICE

€505,000, including legal services Option to purchase a parking space in the underground garage for €35,000.

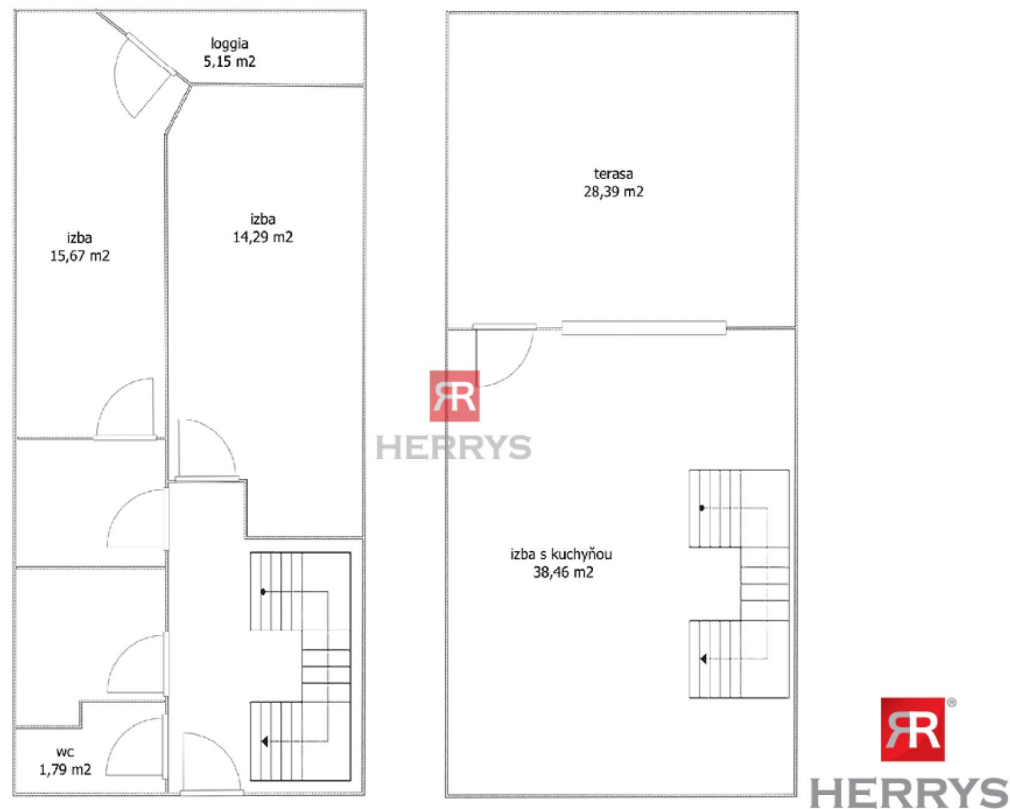
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