

## 1-bedroom apartment Landererova, Bratislava-Staré Mesto

**349 000 €**



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 2-BEDROOM APARTMENT ON THE 25TH FLOOR IN PANORAMA CITY WITH PARKING

**HERRYS real estate agency** offers **exclusively** for sale a **superior 2-bedroom apartment in the Panorama City project**, which is one of the most sought-after residential addresses in the center of Bratislava. The apartment is located **on the exceptional 25th floor of the first tower** and offers an uninterrupted southeast view with maximum privacy, as there is no other high-rise building opposite. Apartments on such high floors are rarely offered in the project. At the same time, **it is one of the most sought-after types of apartments in Panorama City**, as it offers the largest area among all standard 2-bedroom apartments in the project. The property is sold **fully furnished** and is ready for immediate rental without additional investments. Thanks to its location near Eurovea, the high-quality standard of the project and the high attractiveness of the location, it represents an ideal investment opportunity for long-term rental. The apartment is sold together with a parking space for a price of EUR 49,000.

**total area:** 66.12 m<sup>2</sup> (apartment 57.20 m<sup>2</sup> + loggia 5.88 m<sup>2</sup> + basement 3.04 m<sup>2</sup>)

**floor:** 25 / 33

**orientation:** southeast

**monthly costs:** 230 EUR apartment + 35 EUR parking space + electricity

### DISPOSITION

Entrance hall with storage space, bathroom with toilet, bedroom, living room connected to the kitchen and dining area with access to the loggia. Compared to the original solution, the entrance to the toilet was modified, creating a more practical storage space in the hallway between the bedroom and the bathroom.



**Miroslav Daněk**

miroslav.danek@herrys.sk

+421 948 910 555

Ad ID: MID347

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## LOCALITY

The **Panorama City** project is located in the immediate vicinity of **Eurovea** and is one of the most desirable addresses for living and investing in Bratislava. The location offers **complete civic amenities**, including shops, restaurants, cafes, fitness centers and services in the immediate vicinity. Within walking distance are the **Danube promenade, the historic city center and the new business center** with many international companies, which create a stable demand for rental housing. Thanks to the combination of a premium location, a quality project, excellent rentability and an exceptional view, this is a property that will appeal to investors and clients looking for comfortable urban living without compromise.

## BENEFITS

- **exceptional 25th floor** with uninterrupted south-easterly views
- high level of privacy
- **largest type of 2-bedroom apartment in the Panorama City project**
- investment property ready for immediate rental
- sale including complete equipment
- air conditioning in living room and bedroom
- **garage parking space** for EUR 49,000
- cellar
- **practically modified layout** with more storage space
- new curtains, TV, dining table, built-in dishwasher and bath screen
- reception and 24-hour service
- no further investment required



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## PRICE

EUR 349,000 apartment + EUR 49,000 parking space (including professional service and real estate commission)

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