HERRYS
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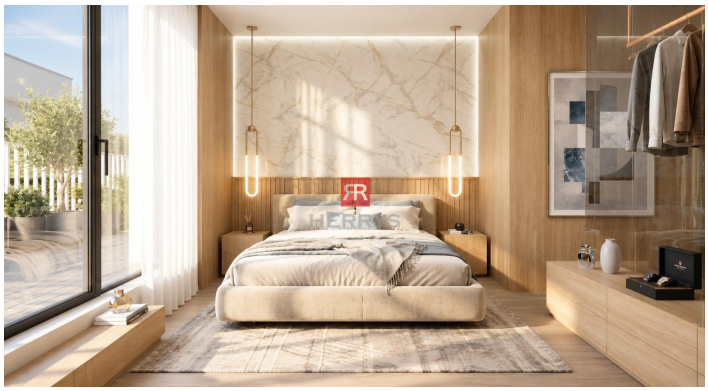
HOF AWARDS BEST OF THE BEST 2022 CENTRAL & EASTERN EUROPE

# 3-bedroom apartment
# Slávičie údolie, Bratislava-Staré Mesto

## 748 500 €



## HERRYS – 4-BEDROOM APARTMENT FOR SALE ON CASTLE HILL IN THE AURA - SLÁVIČIE ÚDOLIE DEVELOPMENT

Exclusive HERRYS Listing: Premium 4-bedroom apartment for sale in the heart of Bratislava on Castle Hill
HERRYS Real Estate Agency is offering for sale a 4-bedroom apartment located on the 4th floor of a modern new building, offering a harmonious blend of privacy, light, and timeless architecture in one of Bratislava's most sought-after locations. Thanks to its orientation toward three cardinal directions, the interior is flooded with natural light throughout the day, enhancing the feeling of airiness and open space.

A natural extension of the living space is the spacious loggia, creating a pleasant spot for morning coffee, relaxation after a busy day, or quiet moments with a view of the surrounding greenery.

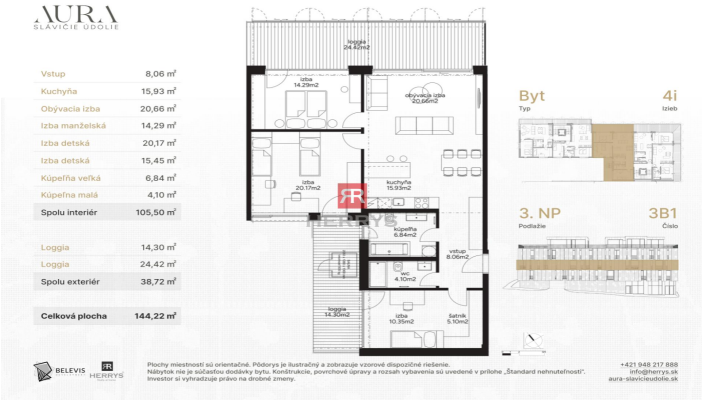
Premium Features
The apartment's interior is finished to a high standard that reflects today's demands for comfortable living. Wooden floors, underfloor heating, ceiling cooling, high-quality fixtures, flush-mounted, tall interior doors, and a smart home system create an environment where functionality naturally blends with aesthetics.

Attractive Location and Investment Potential
The Hradný kopec neighborhood has long been among the most prestigious addresses in Bratislava. This peaceful residential area, surrounded by greenery, offers immediate proximity to the historic city center, high-quality amenities, cultural events, and fine dining. A place where you can enjoy the benefits of city life without compromise.

Property specifications:
Floor area: 111.61 m²

Terrace: 55.62 m²

**HERRYS s.r.o.**
info@herrys.sk
+421220868866
Ad ID: Aura_3B1




Orientation: north, east, south (N, E, S)

## DISPOSITION

The apartment consists of an open-concept living room connected to the kitchen, a bedroom, a study, a bathroom with a toilet, and a separate toilet.

Entrance - 8.06 m²

Living area - 20.66 m²

Kitchen - 15.93 m²
Bathroom with toilet - 6.84 m²
Separate toilet - 4.10 m²

Bedroom - 14.29 m²
Room - 20.17 m²

Room 2 - 10.35 m² + closet - 5.10 m²

Floor area - 105.50 m²

Loggia - 38.72 m²

Total usable area - 144.22 m²

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## LOCALITY

The Slávičie údolie neighborhood is one of the most sought-after locations in Bratislava. It offers peaceful living surrounded by greenery, excellent access to the city center, and proximity to all amenities. Thanks to the area's established character and limited potential for further development, the neighborhood has long maintained its exclusive status.

## BENEFITS

4-bedroom apartment in a new building
- Apartment size: 105.50 m²
- Loggia: 38.72 m²
- Premium architecture and design
- Intimate development with a limited number of apartments
- Prestigious location on Castle Hill
- High investment potential
- Excellent access to downtown Bratislava

## PRICE

748,500,- EUR (including professional service and real estate agency commission)

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