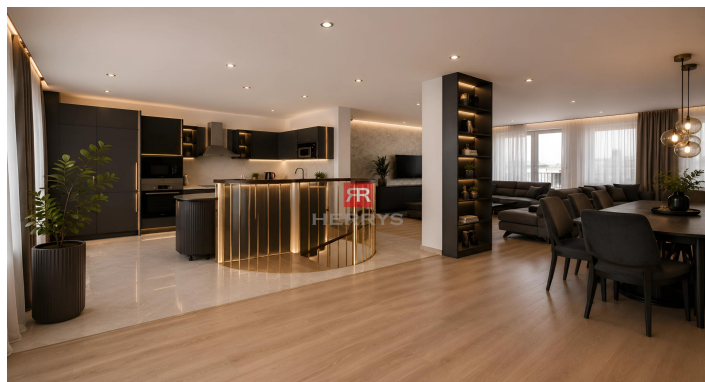
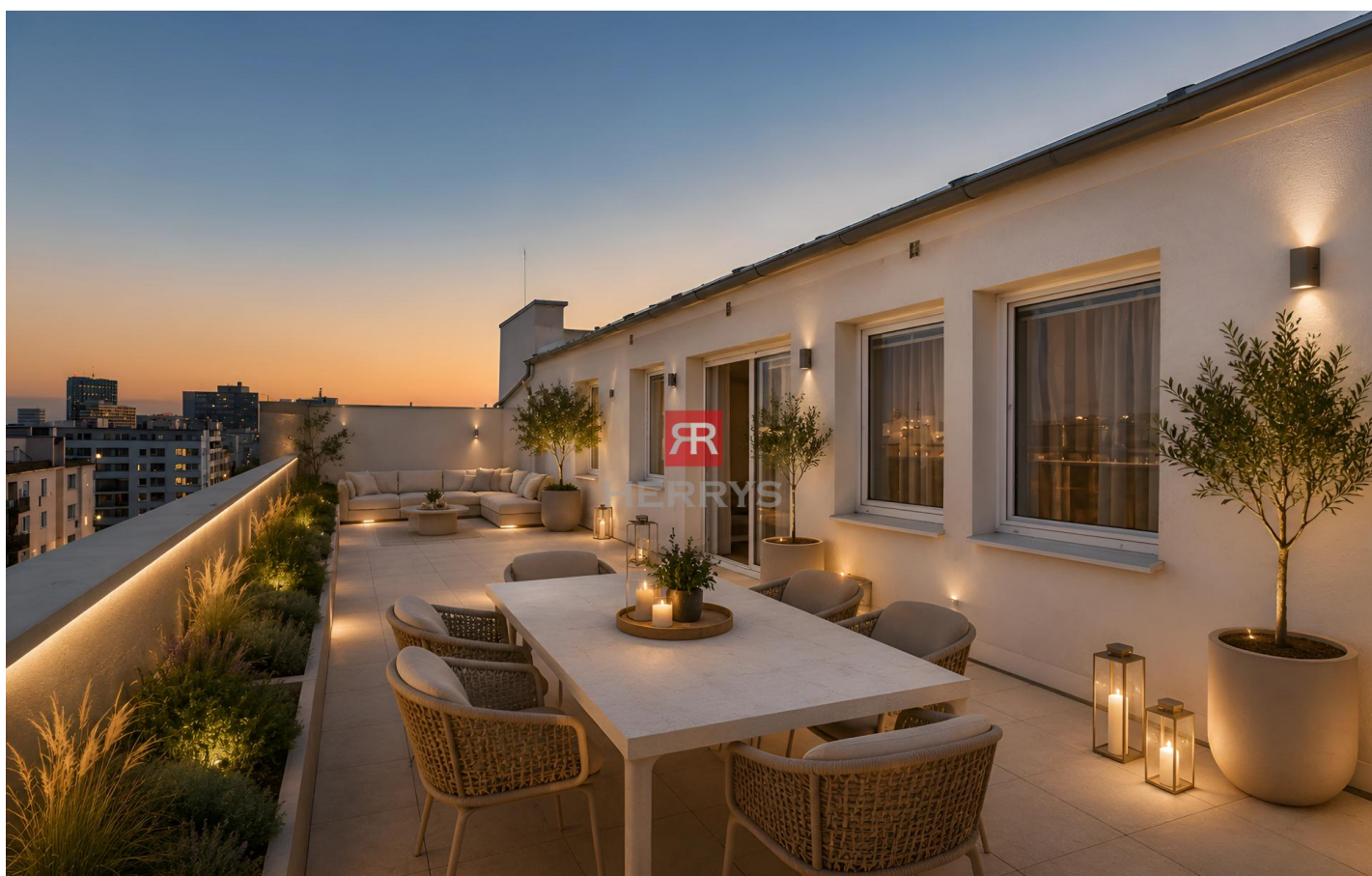


3-bedroom apartment Záhradnícka, Bratislava-Staré Mesto

630 000 €



Business name: HERRY'S 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 - UNIQUE 4-BEDROOM APARTMENT WITH A TERRACE FOR SALE AT A PRESTIGIOUS CITY ADDRESS

HERRYS Real Estate is exclusively offering for sale a **unique 4-bedroom apartment on Záhradnícka Street**. This exceptional property stands out not only for its **original layout and generous space**, but also for the sense of privacy it offers - **a true rarity in the city center**. It is the ideal choice for those seeking comfortable living with a premium feel in one of the city's most popular neighborhoods.

Záhradnícka Street offers all the benefits of **modern city life**. Within walking distance, you'll find a wide selection of cafes, restaurants, shops, services, and public transportation stops. Excellent access to the city center and a full range of amenities create ideal conditions for **comfortable living without the need for daily commuting**.

The apartment is located **on the 6th and 7th floors of a brick apartment building with an elevator**. It impresses not only with its generous floor area but especially with its well-thought-out layout, which naturally separates the entryway from the living area, thereby enhancing both comfort and privacy.

The highlight of the apartment is a spacious 53.84 m² terrace facing northwest. This exceptional outdoor space offers the perfect spot for relaxation, evening gatherings, or creating your own urban oasis of calm above the hustle and bustle of the city.

The total area of **197.66 m² (of which the apartment is 143.82 m² and the terrace is 53.84 m²)** provides above-standard space, especially for those seeking a combination of a spacious interior and a striking exterior in the heart of the action.

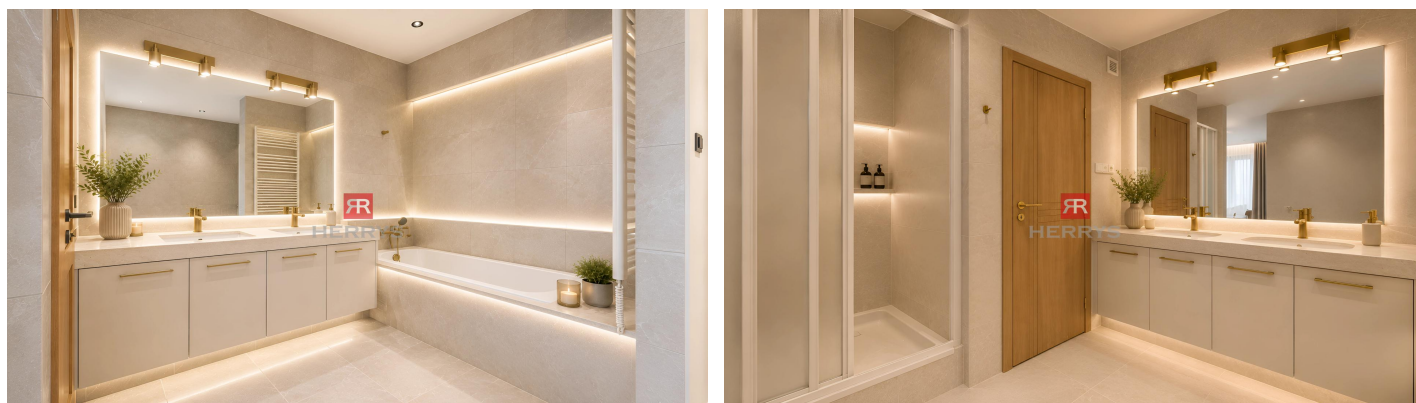
- The apartment building has undergone insulation and has an energy certificate
- The apartment's floor area is 143.82 m², and the terrace measures 53.84 m²
- The apartment faces southeast and northwest



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Ad ID: AK284

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- Monthly operating costs: the advance payment is 223.50 EUR + electricity 57.50 EUR + gas 130 EUR

Note: The listing includes rendered images.

DISPOSITION

The apartment's layout is thoughtfully divided into two levels, which naturally separate the entryway from the living area.

The lower level features the entryway with a foyer and a spacious walk-in closet, providing a practical and comfortable space right upon entering the apartment.

The upper floor comprises the main living area of the property. The centerpiece is a spacious living room connected to the kitchen, spanning 63 m², which creates an open and airy space for daily life and social gatherings. It is complemented by three separate bedrooms, two bathrooms, and direct access to the terrace, which extends the living space with an outdoor relaxation area.

LOCALITY

Záhradnícka Street is one of the most sought-after urban addresses, combining vibrant city life with everyday comfort. The immediate vicinity offers a full range of amenities - popular cafés, restaurants, services, and shops - all within walking distance.

The location also offers excellent transportation connections - whether to the city center or other parts of Bratislava - making it ideal for a dynamic urban lifestyle without compromise. Despite its central location, it retains a pleasant urban rhythm suitable for everyday living.



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BENEFITS

- An exceptional 4-bedroom apartment with a total area of 197.66 m² (including 143.82 m² of living space and a 53.84 m² terrace) located on the top two floors of a brick apartment building in the city center
- The highlight is the large terrace, an ideal spot for morning coffee or evening gatherings with family or friends
- A sought-after location on Záhradnícka Street, where everything is literally within reach—complete amenities combined with excellent transportation access
- Excellent layout—a spacious living room with a kitchen measuring 63 m², three bedrooms, two bathrooms, and a large closet/storage area at the entrance to the apartment

PRICE

630,000 EUR (including commission and full real estate agency services)

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