Maisonette
Lužná, Bratislava-Petržalka

480 000 €

HERRYS - 3-ROOM APARTMENT WITH A LARGE TERRACE IN A NEW-BUILD DEVELOPMENT ON LUŽNÁ STREET

HERRYS Real Estate Agency is offering for sale a stylish 3-bedroom duplex apartment in a modern new building on Lužná Street, in one of the most sought-after locations in Bratislava's Petržalka district. The property stands out for its well-thought-out layout, high-quality finishes, custom-made furniture, and exceptional outdoor space in the form of a spacious terrace and loggia, which significantly expand the apartment's living area.

The apartment is air-conditioned and designed with an emphasis on functionality, comfort, and ample storage space. Thanks to its duplex layout, it offers an ideal separation of day and night zones, which will be particularly appreciated by families or clients seeking comfortable urban living with a sense of privacy.

The apartment has undergone several technical upgrades designed to enhance living comfort and security. The features include high-quality triple-pane windows that provide excellent thermal and acoustic insulation, exterior blinds for effective light and temperature control, an electronic security system (alarm), and high-end security entry doors with cast-in steel door frames, which provide an above-standard level of protection.

The entry level features a spacious entryway with plenty of custom storage solutions. The sleeping area of the apartment consists of the master bedroom, a children's room, a separate walk-in closet, a bathroom, and a separate toilet.

The upper floor features an airy living area dominated by a living room connected to the kitchen and dining area. The space also includes a practical work corner suitable for a home office. The living room offers direct access to a spacious terrace, which provides a pleasant place to relax and seamlessly connects the interior with the exterior.

Ing. Michaela Ilavská
michaela.ilavska@herrys.sk
+421 947 953 426
Ad ID: MI156

Business name: HERRYS s. r. o.

The property’s greatest asset is its generous terrace, which offers ample space to create a lounge area, outdoor dining space, barbecue area, or your own urban garden.

The apartment is being sold as a whole, i.e., with 2 parking spaces and a basement storage unit.

The cover photo is for illustrative purposes only.

DISPOSITION

Ground floor: hallway with plenty of storage space (including space under the staircase), closet, children’s room, bedroom, bathroom with a tub, and a toilet. The rooms open onto a loggia (5m2).

Upper floor: spacious living room with kitchen and access to a spacious terrace (105m), home office.

LOCALITY

Lužná Street is one of the most sought-after addresses in Petržalka. The location offers modern urban living with excellent access to downtown Bratislava. Within walking distance are grocery stores, restaurants, cafés, schools, kindergartens, healthcare facilities, and public transportation stops, including a tram line. Lovers of an active lifestyle will appreciate the proximity to the Danube, Janka Kráľ Park, bike paths, and a wealth of sports and recreational opportunities. The location also offers an ideal combination of urban convenience and high-quality residential living.

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BENEFITS

- Modern new-build in a popular part of Petržalka
- exterior blinds
- windows with triple-pane insulated glass
- security system
- security doors with enhanced protection
- Full range of amenities in the vicinity
- Duplex layout with separate living and sleeping areas
- Sought-after location within walking distance of the Old Town
- Ample storage space, including a separate walk-in closet
- Work area ideal for a home office
- Excellent floor plan suitable for a family

PRICE

480,000 euros for the apartment + 25,000 euros for each parking space + 10,000 euros for the storage unit- It is being sold for a total of 540,000 euros

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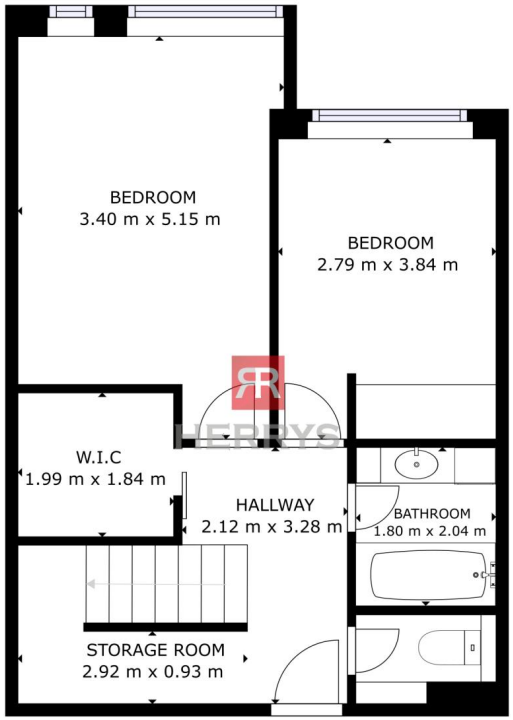

FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 49.98 m2, FLOOR 2: 45.55 m2
TOTAL: 95.53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

HERRYS
finally at home

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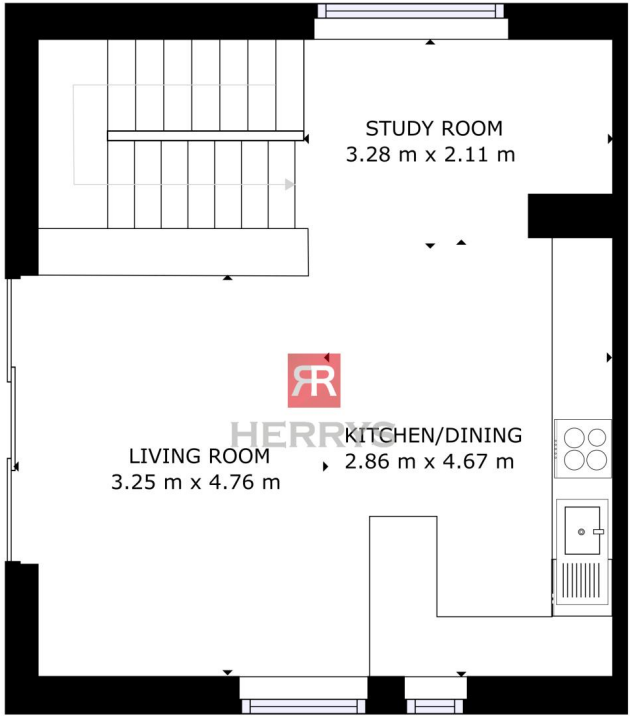

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 49.98 m2, FLOOR 2: 45.55 m2
TOTAL: 95.53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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