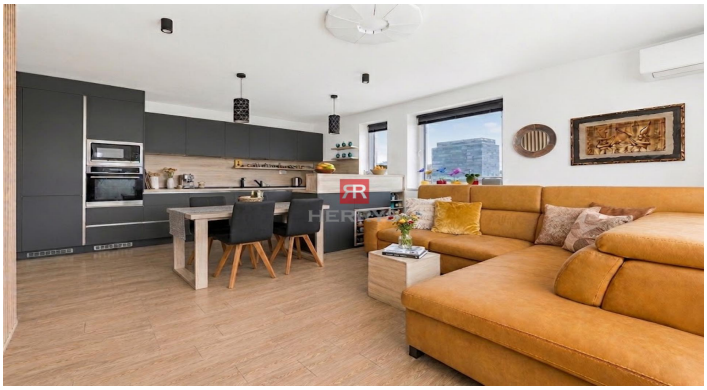
Maisonette
Lužná, Bratislava-Petržalka

480 000 €











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

HERRYS real estate agency exclusively offers for sale a stylish and generously designed **3-bedroom duplex apartment on Lužná Street**, in one of the most sought-after locations in Bratislava's Petržalka district.

The property stands out for its thoughtfully designed layout, with a perfect separation of the living and sleeping areas, high-quality finishes, custom-made furniture and exceptional outdoor spaces in the form of a spacious terrace and a loggia.

If you are looking for modern urban living with the feel of a family house and maximum privacy, this property is one of the most attractive opportunities in the area.

The apartment is fully air-conditioned and designed with a strong emphasis on comfort, functionality and ample storage space. It has undergone several technical upgrades to enhance security and energy efficiency. Features include **triple-glazed windows, external blinds** for regulating light and temperature, an **electronic security system (alarm)** and high-security entrance doors with reinforced steel door frames.

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.



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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.

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

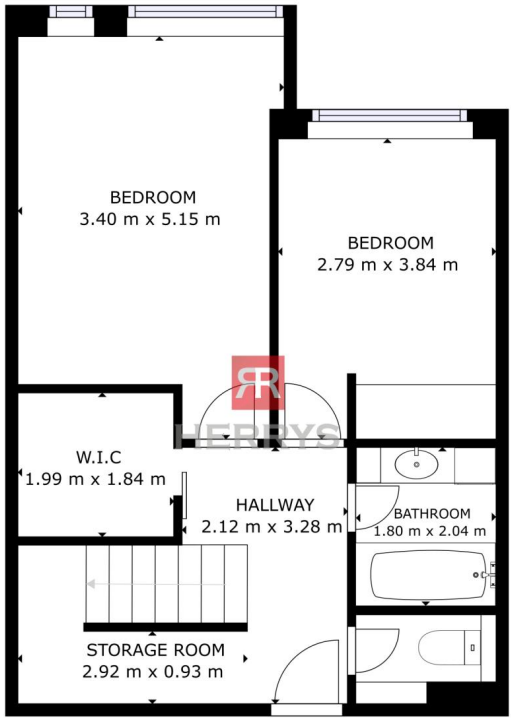
480,000 euros for the apartment + 25,000 euros for each parking space + 10,000 euros for the storage unit- It is being sold for a total of 540,000 euros

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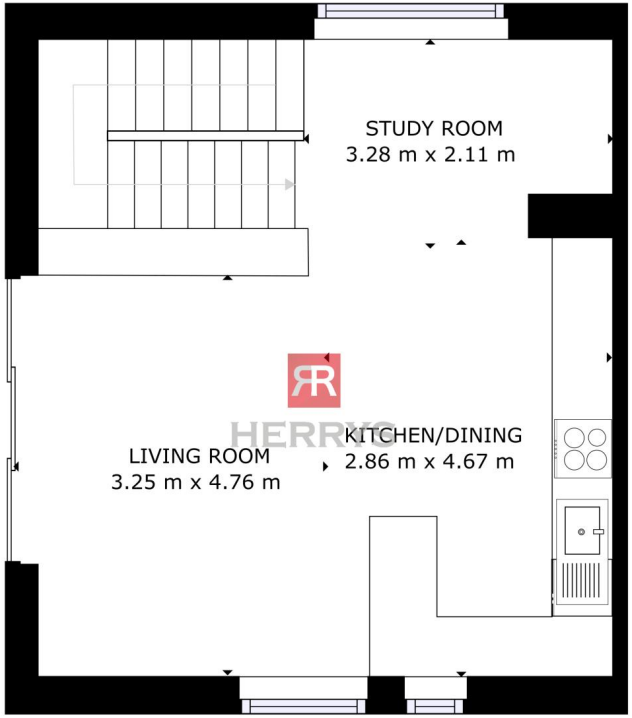
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FLOOR 1

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.



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.

Matterport