HERRYS
finally at home

1-bedroom apartment
Cyprichova, Bratislava-Rača

208 000 €

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 – 1-BEDROOM APARTMENT WITH A SEPARATE KITCHEN FOR SALE IN A QUIET NEIGHBORHOOD

The HERRYS real estate agency is exclusively offering for sale an air-conditioned 2-room apartment in its original condition with a separate kitchen in a sought-after location on Cyprichova Street in Rača. The apartment's layout allows it to be converted into a smaller 3-room apartment by moving the kitchen into the living room.

The apartment is located on the 4th floor of a 5-story apartment building without an elevator. The building's risers, entrance gates with a magnetic door opener, and electrical wiring have been replaced. The apartment has central heating and features one air conditioning unit. The apartment includes 2 balconies facing NW and SE.

Residential parking is available.

Usable area of the apartment: 56.34 m² + 2 balconies

Monthly operating costs: management fees 120 EUR, electricity 30 EUR,

Orientation: NW (kitchen with dining area, bedroom), SE (living room)

The renderings used in this listing are for illustrative purposes only and are intended to provide a better idea of the property's potential finishes.

DISPOSITION

Entrance Hall/Foyer

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Living Room

Kitchen

Bathroom with Bathtub

Separate Toilet

Balcony

LOCALITY

Cyprichova Street is located in the popular Bratislava district of Rača, which is sought after for its peaceful living environment, abundance of green spaces, and excellent local amenities. In the surrounding area, you'll find schools, preschools, shops, healthcare facilities, sports facilities, and public transportation stops with convenient connections to the city center. The location offers a pleasant family-friendly environment, proximity to the nature of the Little Carpathians, and a wide range of leisure activities, combining the comforts of city living with a peaceful atmosphere.

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BENEFITS

Can be converted into a smaller 3-room apartment

Quiet location

Can be renovated according to the future owner's preferences and needs

PRICE

208 000,- EUR including legal service

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