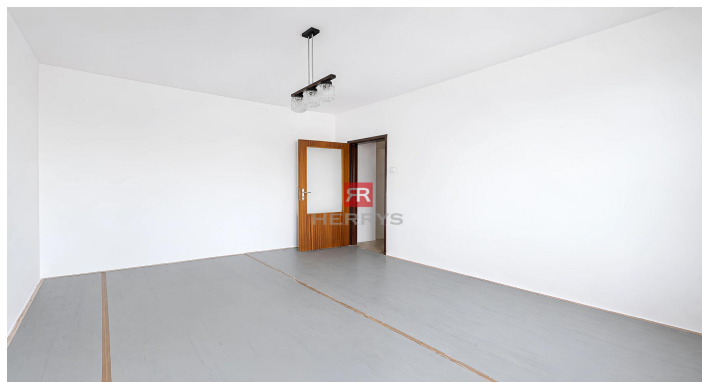


Studio Slatinská, Bratislava-Vrakuňa

145 000 €



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 - FOR SALE 1-ROOM FLAT IN ORIGINAL CONDITION ON SLATINSKÁ STREET IN VRAKUŇA

HERRYS real estate agency offers an exclusive **1-room flat** for sale on Slatinská Street in the Bratislava district of Vračuňa. Flat is located on the 1st floor out of 7 in a panel apartment building and represents an excellent opportunity for interested parties looking for a property with the **potential for reconstruction according to their own ideas**.

Total floor area is 34.98 m², including a basement with an area of 1.16 m², while the apartment itself has a usable area of 33.82 m².

Flat is in its original condition, which allows the new owner to design the interior exactly according to their own taste, needs and current housing standards. **Plastic windows and entrance security doors were replaced** in the past, which reduces the scope of future investments. Another advantage is the **replacement of risers** in the apartment building in 2025, which represents a significant technical benefit.

Layout of the apartment is **practical and efficient**. It offers enough space for **comfortable living** for an individual or a couple, and also represents an **interesting investment opportunity** with the potential for value growth after reconstruction.

Location offers complete civic amenities, excellent public transport accessibility and a quiet residential environment with lots of greenery.

BASIC INFORMATION

floor area: 34.98 m² usable area of the flat: 33.82 m²



Ing. Gabriela Horňáková
gabriela.hornakova@herrys.sk
+421 948 940 111
Ad ID: HG32

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



cellar in basement: 1.16 m²

orientation: SW

floor: 1/7

monthly operating costs: approx. 170 euros (management + ZSE)

Note: The photo gallery also includes a photo with a virtual home staging, which illustrates the possible layout of the space.

DISPOSITION

Flat consists of an entrance hall, a room, a separate kitchen, a bathroom with a bathtub, a separate toilet and a cellar located in the basement of the apartment building. The very practical layout allows for efficient use of the entire floor area. The original condition also provides ideal space for modernization according to the individual requirements of the new owner.



Ing. Gabriela Horňáková

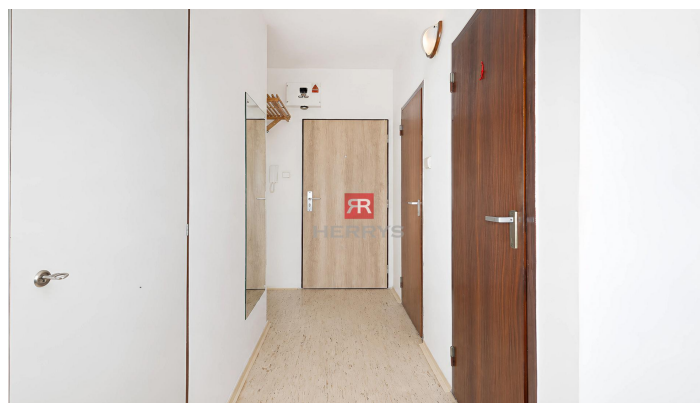
gabriela.hornakova@herrys.sk

+421 948 940 111

Ad ID: HG32

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



LOCALITY

Slatinská Street is located in a quiet residential part of the Vrakuňa district, which offers complete civic amenities and good transport accessibility.

Public transport stops, Tesco grocery stores, other commercial establishments, services, schools, kindergartens and healthcare are within walking distance. The location is popular mainly due to the abundance of greenery, peaceful atmosphere and good accessibility to the center of Bratislava and the highway bypass.

Vrakuňa is among the most sought-after city districts, especially for more affordable housing, complete infrastructure, which makes this property an attractive choice not only for own living, but also as an investment.

PARKING: Parking is provided in the form of public parking spaces directly at the apartment building and on the surrounding streets.

BENEFITS

- excellent starter flat suitable for complete reconstruction according to your own wishes
- replacement of running boards, plastic windows and security doors
- cellar in the basement of the building
- quiet residential location with quick access to the city center
- trouble-free parking in adjacent streets
- public transport stop directly in front of the apartment building



Ing. Gabriela Horňáková
gabriela.hornakova@herrys.sk
+421 948 940 111
Ad ID: HG32

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



PRICE

Price: 145,000 EUR (including professional service and real estate agency commission)

© The text and photos are the author's work and property of the real estate agency HERRYS.



Ing. Gabriela Horňáková
gabriela.hornakova@herrys.sk
+421 948 940 111
Ad ID: HG32

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

