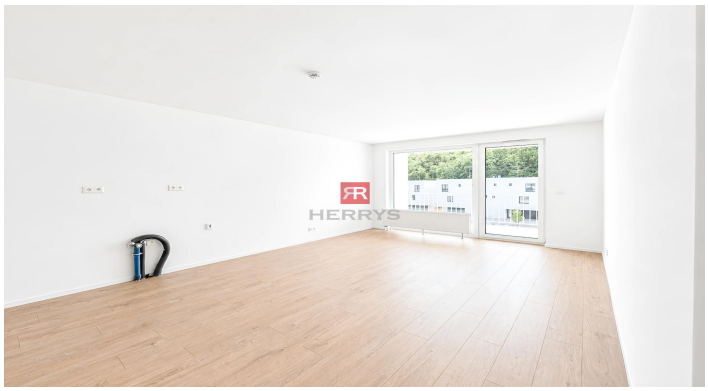
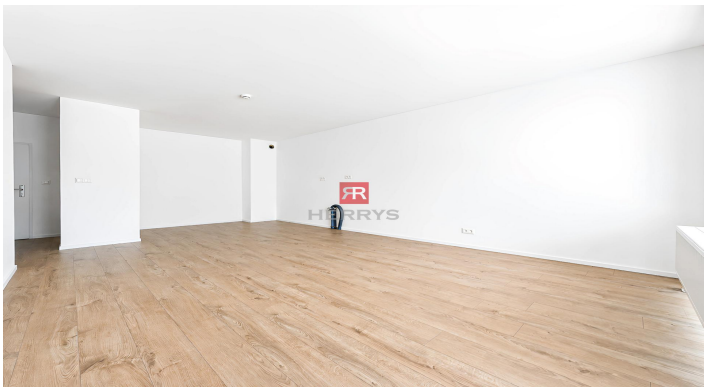
Studio
Agátová, Bratislava-Dúbravka

199 900 €







Business name: HERRYS s. r. o.





HERRYS - FOR SALE: 1.5-ROOM APARTMENT IN AGÁTY, DÚBRAVKA WITH POOL & BARRIER-FREE DESIGN

HERRYS Real Estate Agency exclusively offers for sale a brand-new **1.5-room apartment with a balcony** in the recently completed **AGÁTY** residential development, located in the **Dúbravka** district of Bratislava. The project offers peaceful living close to nature while providing residents with exceptional amenities. These include a **private swimming pool**, **fitness room**, **residents' lounge for social gatherings and private celebrations**, and a beautifully landscaped courtyard, creating a pleasant environment for everyday living.

The apartment is situated on the **3rd floor** and offers a **sales area of 35.06 m²**, complemented by a **6.33 m² balcony**. The layout comprises an entrance hall, a bathroom, a spacious living room with a kitchenette, and a separate sleeping area.

One of the apartment's greatest advantages is its **barrier-free design**. It has been thoughtfully designed to provide comfortable living for people with reduced mobility or wheelchair users, while its practical layout also perfectly suits everyday living for anyone looking for a modern and functional home.

The monthly service charges amount to **€153**.

We currently offer several additional apartments in the AGÁTY residential development, including 1.5-room and 2-room units. We will be happy to introduce you to the other available options.

DISPOSITION

The apartment features a well-designed layout that makes efficient use of the available space. It comprises an entrance hall, a bathroom, a living room with a kitchenette, and a separate sleeping area. The apartment also benefits



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from a 6.33 m² balcony.

LOCALITY

Dúbravka is one of Bratislava's most desirable residential districts, offering the perfect combination of peaceful living, proximity to nature, and excellent local amenities. The AGÁTY residential development is located in a quiet setting on the edge of the district, with easy access to the Little Carpathians' forest park and hiking trails. The immediate vicinity offers everything needed for comfortable everyday living, including Bory Hospital, Bory Mall shopping centre, schools, kindergartens, shops, and a wide range of services. Excellent transport links to the city centre, the Bratislava ring road, and the D2 motorway ensure convenient commuting.

BENEFITS

- Brand-new 1.5-room apartment in the recently completed AGÁTY residential development
- Private swimming pool, gym, and residents' lounge exclusively for residents
- Barrier-free design suitable for people with reduced mobility
- Peaceful location close to nature, surrounded by greenery
- Excellent local amenities, including Bory Hospital, Bory Mall shopping centre, schools, kindergartens, shops, and services in the immediate vicinity
- Excellent transport links to the city centre, the motorway, and the Bratislava ring road
- An ideal choice for owner-occupiers
- Also suitable as an investment property



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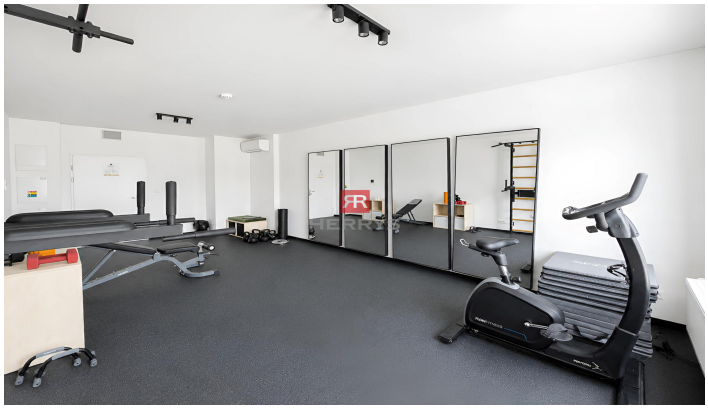

PRICE

€199,900(Price includes professional real estate services and agency commission.)© All text and photographs are protected by copyright and are the property of HERRYS Real Estate Agency.

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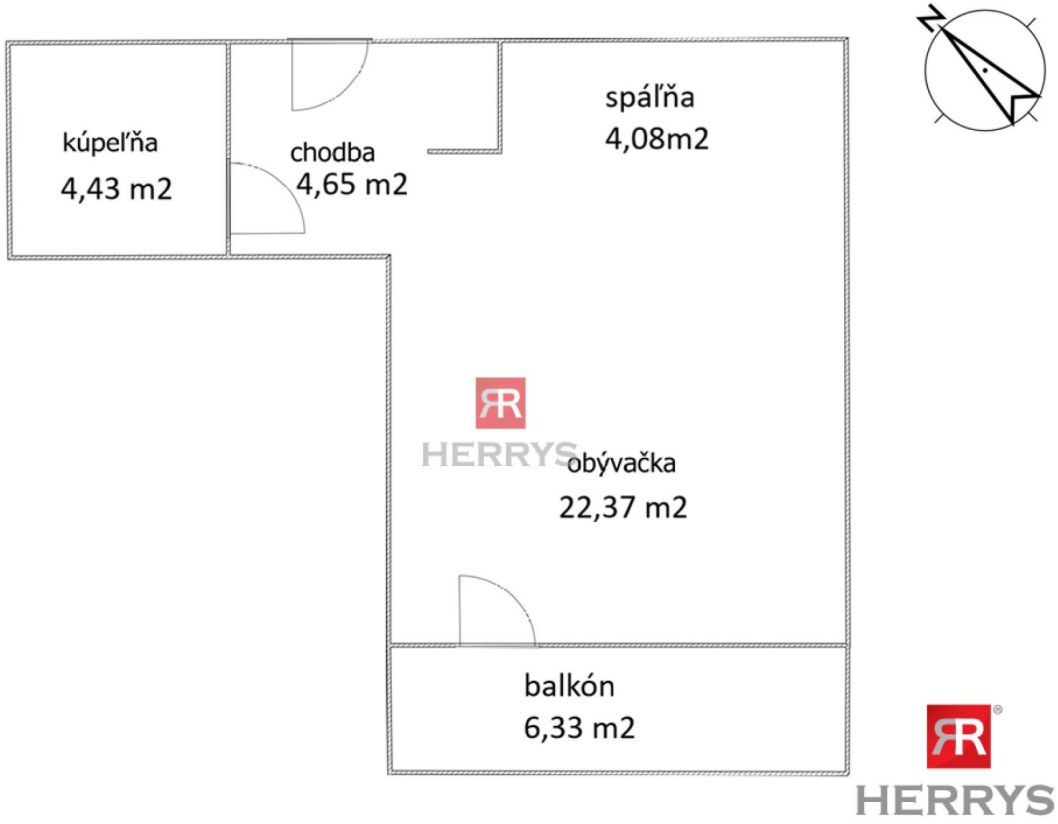
kúpeľňa
4,43 m2
chodba
4,65 m2
spálňa
4,08m2
HERRYS
obývačka
22,37 m2
balkón
6,33 m2
HERRYS