# Studio
# Vansovej, Bratislava-Staré Mesto

## 179 000 €

**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 FOR SALE IN A PRIME LOCATION ON VANSOVÁ STREET | CAN BE CUSTOMIZED TO YOUR LIKING

The HERRYS real estate agency is **exclusively offering for sale a 1-bedroom apartment in its original condition in the heart of the Old Town on Vansová Street.** The apartment is located on the 1st floor of an apartment building with an elevator.

A major advantage of the apartment is the **loggia**, which provides a pleasant space to relax, and a **basement** that serves as practical additional storage space. The original condition of the apartment allows you to design the interior exactly according to your own ideas and taste.

**Key specifications:**

- apartment area: 26.6 m² + loggia: 4 m² + storage room: 2.4 m²
- 1st floor
- apartment building with an elevator
- condition: original—ideal for renovation
- orientation: southeast

**Monthly expenses:** 143 EUR for property management + 10 EUR for utilities.

The apartment is suitable **for a client looking for a home in the Old Town with the option to renovate it to their own specifications** or as an **investment property**.

**Mgr. Lenka Kmec**
lenka.kmec@herrys.sk
+421 948 303 363
Ad ID: LK049

## DISPOSITION

The apartment's layout consists of:

- an entryway
- a bathroom with a toilet and a bathtub
- a room connected to the kitchen

## LOCALITY

Vansová Street is located in a sought-after and lucrative area with excellent accessibility and a full range of amenities. The area offers pleasant urban living with a variety of services, shops, restaurants, and leisure activities in the immediate vicinity. Another advantage is the good transportation links and convenient access to the city center.

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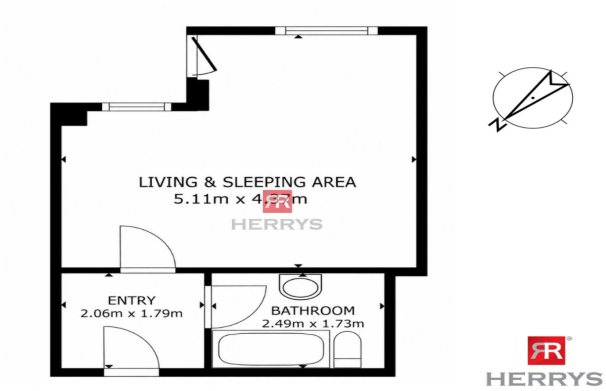


## BENEFITS

Prime Location – Vansová Street
Excellent Access to Downtown
Apartment with Potential for a Modern Renovation
Opportunity to Design the Interior to Your Own Taste
Excellent Investment Opportunity
All Amenities Within Walking Distance

## PRICE

179,000 EUR (including professional services and real estate agency commission)

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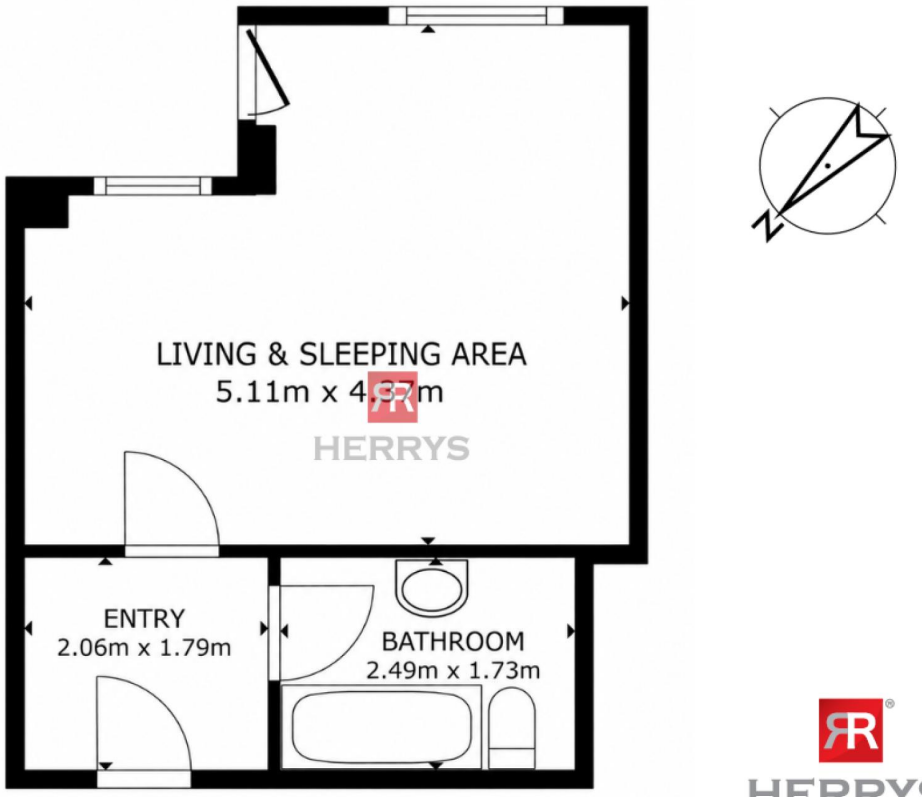
LIVING & SLEEPING AREA
5.11m x 4.37m
HERRYS
ENTRY
2.06m x 1.79m
BATHROOM
2.49m x 1.73m