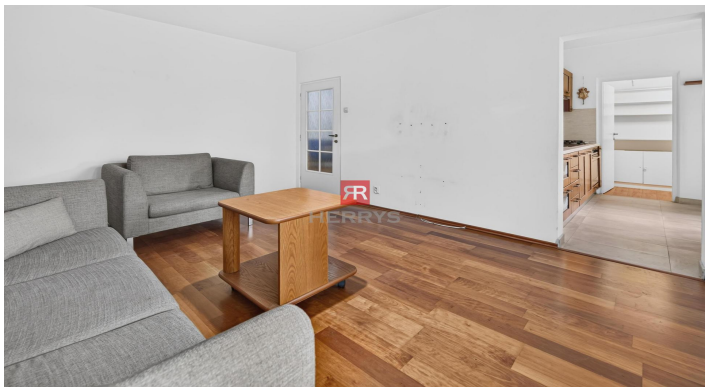
2-bedroom apartment
Fadruszova, Bratislava-Karlova Ves

275 000 €



HERRYS - FOR SALE A VERY PRACTICAL 3-ROOM APARTMENT WITH A LOGGIA IN A PLEASANT PART OF KARLOVA VES.

HERRYS real estate agency offers exclusively for sale a **practically designed 3-room apartment** in a popular and quiet location in Bratislava's **Karlová Ves, on Fadruszová Street**. Apartment is located on the **3rd floor** from four of a brick apartment building without an elevator and, thanks to its quiet location, abundance of greenery and excellent civic amenities, it is an ideal choice for **family living.**

Floor area of the partment is **63,22 m² + loggia 7,38 m².** Flat is in a good technical condition. It is sold including equipment, furniture and a kitchen with built-in appliances.

Layout of the apartment is **very practical and functional.** It consists of an entrance hall, a living room, from which you enter a **separate kitchen**, which also includes a **spacious pantry** offering additional storage space. Apartment has a bedroom, another separate room, a bathroom with a bathtub and a **separate toilet**. A significant benefit is **loggia oriented to the southeast**, which provides a pleasant view of **greenery** and creates an ideal place to relax.

Location is one of the **long-sought-after parts** of Karlova Ves. In the immediate vicinity there are complete civic amenities, including shops, schools, kindergartens, a health center, sports facilities, restaurants and public transport stops.

It is possible to separately purchase a **parking space for the apartment in the underground garage** of the apartment building on Náměstí sv. Františka, approximately 2 minutes walk from the apartment building.

INFORMATION:

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floor area of the apartment: 63.22 m² + loggia 7,38 m2
floor: 3/4
non-passing rooms, separate kitchen with pantry

DISPOSITION

Apartment consists of an entrance hall, living room, separate kitchen with pantry, bedroom, another separate room, bathroom with bathtub and separate toilet. Apartment also has a loggia oriented to the southeast with a pleasant view of the surrounding greenery.

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LOCALITY

Fadruszova Street is located in one of the most desirable parts of Bratislava - Karlova Ves. The location is known for its abundance of greenery, peaceful atmosphere and excellent civic amenities. Grocery stores, schools, kindergartens, health facilities, sports facilities, restaurants and services are within walking distance. Excellent connections to the city center are provided by tram and bus lines, while the journey to the center of Bratislava takes approximately 10 to 15 minutes

PARKING:
There is public residential parking in the vicinity of the apartment building. However, it is also possible to purchase a parking space with the apartment in the underground garage of the apartment building on Náměstí sv. Františka, which is located approximately 2 minutes walk from the apartment building and provides a comfortable parking solution in this location.

BENEFITS

- quiet residential environment of Karlová Ves with civic amenities
- very practical layout with non-passing rooms
- separate kitchen with pantry
- loggia oriented towards greenery
- tram line and public transport within walking distance
- possibility to purchase a garage parking space in a neighbouring building

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PRICE

PRICE:apartment: 275 000 EURparking space in garage: 35 000 EUR(price including professional service and real estate agency commission)

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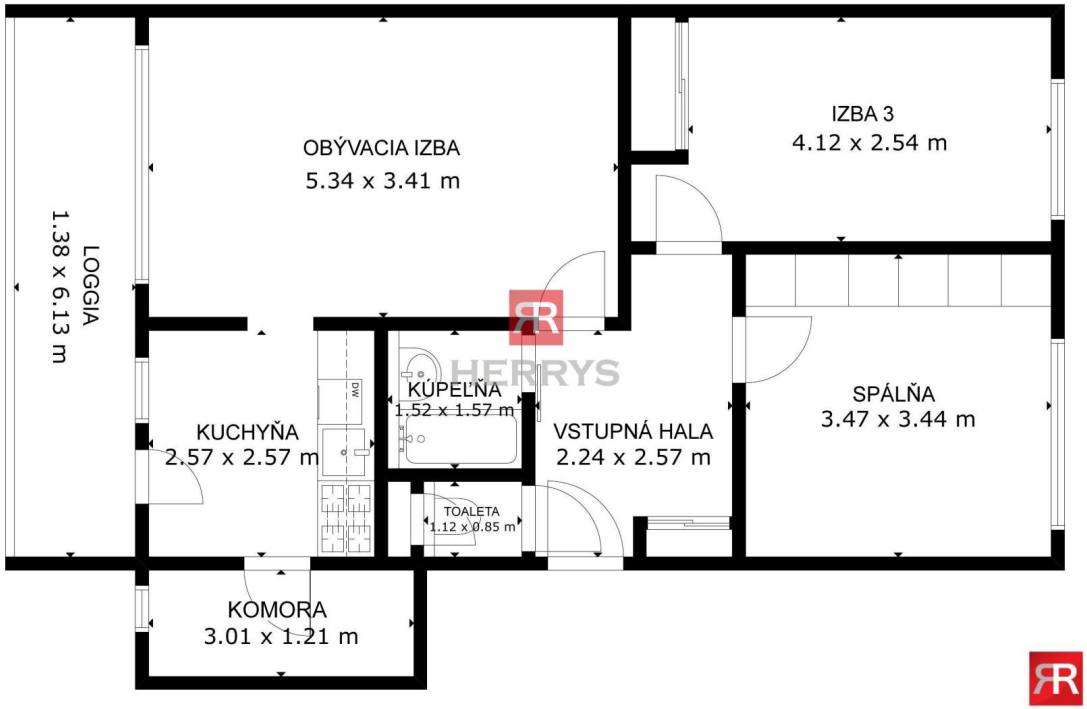

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