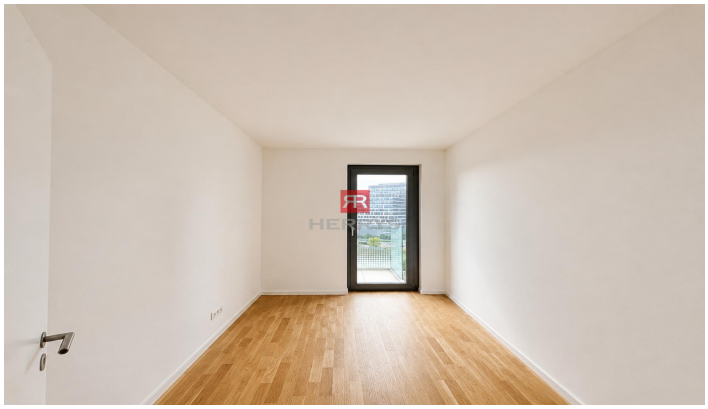
2-bedroom apartment
Bottova, Bratislava-Staré Mesto

493 000 €

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 PREMIUM 3 ROOM APARTMENT IN THE SOUGHT-AFTER NEW DEVELOPMENT METROPOLIS

HERRYS Real Estate exclusively offers **for sale a spacious 3-room apartment in the newly built METROPOLIS development,** located on the **15th floor** out of 18. Thanks to its **southeast** orientation, the apartment boasts **beautiful panoramic views** and an abundance of **natural daylight throughout the day**. It is offered in a **high-end standard**, highly appreciated by current owners who have already taken possession of their units in the project. The METROPOLIS development is renowned for its **distinctive architecture**, **exceptional construction quality**, **and prestigious location in the heart of the city**.

- **3-room apartment**
- floor area: **74.60 m²**
- floor: **15th**
- orientation: **southeast**
- 2 balconies

DISPOSITION

The apartment features an entrance hall that leads to the bathroom, separate toilet, living room, and two additional rooms. The living area is seamlessly connected to a kitchen corner, creating an open and functional layout.

It is offered in an **exclusive high-end standard**, including:

- Triple-layer solid wood flooring
- Large-format Italian wall and floor tiles
- Premium sanitary ware and ceramics

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info@herrys.sk
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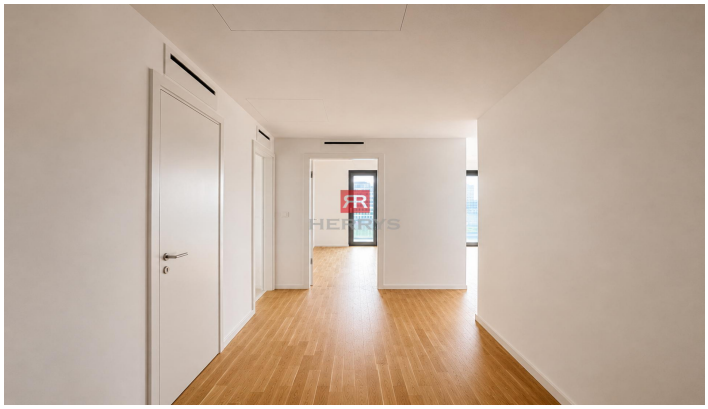
Ad ID: MET_B101



- High-quality interior doors with above-standard height and flush-mounted fittings
- Large-format aluminium windows by **Wicona**

The apartment also benefits from **modern and innovative technologies** from leading brands, including:

- High-quality exterior blinds
- Ceiling cooling and heating system by **Rehau**
- Individual premium autonomous ventilation system by **Wolf**

LOCALITY

The METROPOLIS project is located in a prestigious district of Bratislava’s city centre—**the vibrant downtown area on Bottova Street**. This dynamic new neighbourhood blends the charm of the Old Town with the diversity of the modern urban lifestyle. In close proximity, you'll find the **NIVY and EUROVEA shopping centres**, designer restaurants, stylish bars, the scenic Danube promenade, and the historic city core itself. This thriving urban zone offers **strong potential for long-term property value growth**, making it an excellent choice for both comfortable living and smart investment.

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BENEFITS

- aesthetic timeless architecture of the METROPOLIS
- project lucrative address, in the heart of the new downtown Bratislava center
- effectively elaborate layout of the flat state-of-the-art,
- low-cost cooling, heating, recovery and shading technologies
- high-quality materials of premium brands used in the interior of the flat
- a commercial pier with a semi-private park full of greenery within the METROPOLIS project
- designer restaurants, bars, shops, business centers, administrative buildings and also many opportunities for sports and culture are within walking distance
- quick walking distance to the historic center of Bratislava, to the Danube Riviera as well as to the NIVY and EUROVEA shopping centers Quick
- access to the NIVY main bus station, public transport stops, as well as access to the city bypass

PRICE

Flat: EUR 578.505,00 including VAT(including professional service and RK commission)

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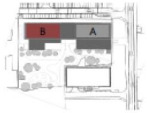
METROPOLIS

BYT B.10.1

3+KK / 74,60m2 / 10.NP

01	Vstupná hala	10,47m^2
02	Obývacia izba	16,38m^2
03	Izba	10,55m^2
04	Izba	15,72m^2
05	Kuchyňa	8,95m^2
06	wc	2,22m^2
07	Kúpelňa	5,05m^2
	Podlahová plocha bytu	69,34m^2
08	Balkón	2,63m^2
09	Balkón	2,63m^2



Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie bytu. Kuchynská linka a nábytok nie sú súčasťou dodávky bytu. Špecifikácie pre konštrukcie, povrchové úpravy a rozsah vybavenia je predmetom prílohy "Štandard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.

DEVELOPER mint investments

VÝHRADNÝ PREDAJCA HERRYS finally at home

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