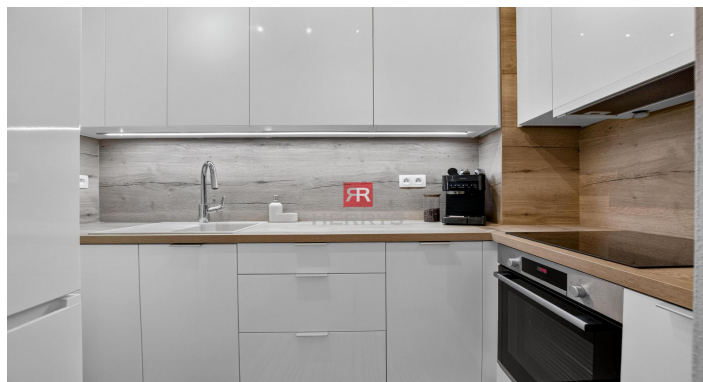


Studio

Nobelova, Bratislava-Nové Mesto

209 000 €



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 - SPACIOUS 1-BEDROOM APARTMENT WITH AN EXCELLENT FLOOR PLAN FOR SALE IN A NEWLY BUILT, OCCUPIED BUILDING | WITH PARKING | NOBELOVA STREET, BRATISLAVA III

The HERRYS real estate agency is exclusively offering for sale a **spacious 1-bedroom apartment** with an excellent floor plan in the sought-after **Bratislava - Nové Mesto** neighborhood.

The apartment, with a **floor area of 39.71 m²**, is located on the **4th floor** of an apartment building with an elevator. The layout features a separate kitchen and a spacious living area with the option to partially separate a sleeping area.

The apartment includes a **northeast-facing loggia** offering a pleasant view of greenery and trees. The apartment building features **modern amenities with an emphasis on comfort** and security. The apartment features high-quality windows with 5-chamber frames and triple-pane insulated glass, as well as security and fire-resistant entry doors.

A major benefit of the property is its own **reserved outdoor parking space**, located behind the ramp.

The apartment is being sold fully furnished, allowing for immediate move-in without the need for additional investment. The property is suitable as a primary residence, but also as an investment with long-term rental potential in a sought-after location.

Key specifications:

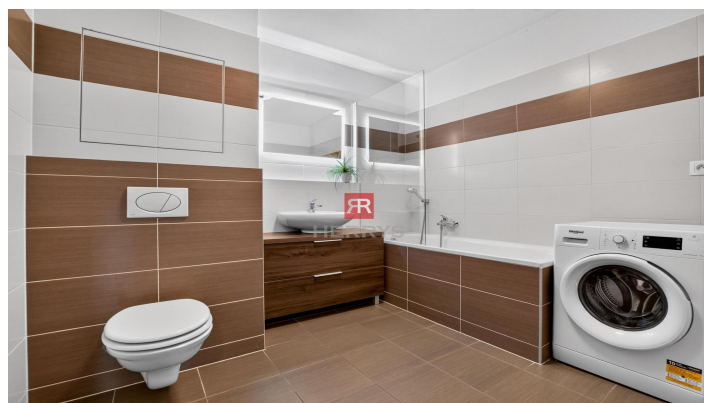
- apartment area: 39.71 m² + loggia: 2.07 m²
- 4th floor



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Ad ID: LK050

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- condition: new construction
- orientation: northeast
- private, reserved outdoor parking space behind the ramp

Monthly expenses: 114 EUR for property management + 25 EUR for utilities

DISPOSITION

The apartment's layout consists of an entryway with storage space, a spacious bathroom with a tub, a living room with a sleeping area, and a kitchen.

LOCALITY

Nobelova Street is located in the popular Bratislava neighborhood of Nové Mesto, which offers a pleasant blend of city life, good accessibility, and a wide range of community amenities.

Public transportation stops are located in the immediate vicinity, and the area provides convenient access to the city center and other parts of Bratislava. Another major advantage is the proximity to Lake Kuchajda and the VIVO! shopping and entertainment center, which provide opportunities for relaxation, sports, shopping, and running daily errands.

This location will appeal to those seeking comfortable urban living with a full range of amenities, as well as the opportunity to spend their free time in nature.



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BENEFITS

- Attractive location in Bratislava – Nové Mesto
- Modern living in a newer residential development
- Practical and well-designed floor plan
- Balcony offering a pleasant outdoor space
- Dedicated parking space
- Complete range of amenities in the immediate vicinity
- Good public transportation access and quick connection to the city's main roads

PRICE

209,000 EUR plus 20,000 EUR for a parking space (including professional real estate agency services)

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