2-bedroom apartment
Kresánkova, Bratislava-Karlova Ves

385 000 €

HERRYS - 3-BEDROOM FLAT FOR SALE WITH A TERRACE AND ENCHANTING VIEWS OF THE DANUBE AND HAINBURG CASTLE | DLHÉ DIELY

HERRYS real estate agency is exclusively offering for sale **a spacious 3-room apartment with an area of 100.80 m², located on the top 7th floor of a well-maintained new building with an elevator.** What makes it exceptional is its **generous space, privacy, 40 m² of outdoor space, and unobstructed views of the Karloveské Rameno and Hainburg Castle.**

The unique living atmosphere is enhanced **by a terrace connected to a balcony,** which offer the ideal spot for morning coffee, summer evenings, gatherings with friends, or undisturbed relaxation. The open space and peaceful atmosphere also provide a pleasant sense of freedom and connection with the surrounding nature.

The layout consists of a spacious living room connected to the kitchen, two separate, non-interconnecting bedrooms, a bathroom, and a separate toilet. A separate storage room adds to the practicality, offering ample storage space. The generous floor area also provides the freedom to customize the interior to your own vision—from rearranging the layout to creating a comfortable workspace or relaxation area.

The offer also includes **a reserved parking space in the garage** directly beneath the apartment building, with convenient access right to the apartment without having to go outside.

- **Usable area:** 100.80 m² + balcony and terrace 40 m²
- **Orientation:** west and north

This property offers **space, privacy, and an exceptional exterior all in one.** A home where you have plenty of room for yourself and your loved ones, while also being able to enjoy views every day that give your home its character.

Mgr. Lenka Kmec
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Ad ID: AK285

Business name: HERRYS s. r. o.

DISPOSITION

The apartment's layout consists of:

- a spacious entryway
- a living room with a kitchen
- 2 separate bedrooms
- a bathroom with a tub
- a separate toilet
- a storage room

LOCALITY

The Kresánkova neighborhood offers **a pleasant blend of peaceful living and urban convenience.** Karlova Ves is sought after for its proximity to nature, the Karloveské rameno, and excellent access to downtown Bratislava. The area boasts a full range of amenities, opportunities for sports and relaxation, and pleasant spots for daily walks. A unique benefit is the proximity to the Karloveské rameno and Devínska Kobyla, which offer plenty of opportunities for active recreation and an escape from the hustle and bustle of the city. **Kresánkova is thus a place where the comforts of city life naturally blend with peace and greenery.**

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BENEFITS

- **Generous apartment size of 100.80 m²**
- **Terrace and balcony with a total area of 40 m²**
- **Top floor (7th)** with maximum privacy
- **Unobstructed views of the Karloveské Arm and Hainburg Castle**
- **Spacious living room connected to the kitchen** and **two separate, non-interconnecting bedrooms**
- **Dedicated parking space in the garage** directly beneath the apartment building
- The sought-after Kresánkova neighborhood, close to nature and the Karloveské rameno

PRICE

€385,000 + €30,000 for a parking space in the garage (including full service and legal advice from the real estate agency)

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Komora
3.8 m²
Kúpeľňa
4.7 m²
Toaleta
2.4 m²
Chodba
15.1 m²
Kuchyňa / Obývacia izba
40.9 m²
Izba 3
13.5 m²
Spálňa
16.6 m²
Balkón
39.9 m²
N