2-bedroom apartment
Agátová, Bratislava-Dúbravka

334 900 €







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 – ONE OF THE LARGEST 3-ROOM FLATS IN DÚBRAVY | CLOSE TO MALÉ KARPATY MOUNTAINS | 2X PARKING

HERRYS real estate agency offers exclusively for sale a **large and very well-lit 3-room flat** in the popular residential project **Dúbravy in Dúbravka**, Bratislava. Flat is located on the **6th floor out of** 7 and is one of the largest three-room flats in the entire project. Flat has a beautiful open **view of the greenery,** is **fully furnished,** has a balcony and a **garage parking space** with a **cellar**. Significant benefit is the possibility of purchasing a **second parking space,** which is an advantage especially for a family with two cars. If you are looking for modern housing for a family in a new building with a **community atmosphere** and **direct contact with nature**, this property is one of the most interesting offers in Dúbravka.

Real added value of the entire project is the **private park**, where you will find green areas, relaxation areas, children's playgrounds and a multifunctional sports field.

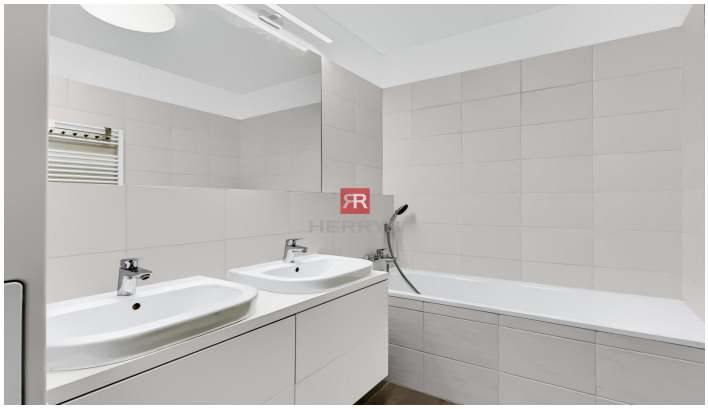
INFORMATION:

- floor area of the flat: 71.33 m² + balcony: 3.76 m² + cellar: 4.2 m2
- floor: 6/7
- orientation: west + north, with a view of the Small Carpathians
- high ceilings - airy flat
- obligation to purchase a parking space with a cellar for EUR 25,000
- option to purchase a second parking space for EUR 15,000
- 5-year-old flatt building with an elevator,



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- monthly costs: 338 eur ulilities (flat)+ 15 eur ulitities (parking with cellar) + 70 eur electricity

DISPOSITION

Flat has a practical and functional layout with an emphasis on the comfort of everyday living. The living area consists of a bright living room connected to the kitchen and dining area. The living room opens onto a west-facing balcony. Flat also has two adjoining rooms, a bathroom with a bathtub and a separate toilet. Thanks to the higher floor and orientation of the flat, it offers pleasant views of the surrounding greenery and the panorama of the Little Carpathians.

PARKING:
There are two parking spaces in the adjacent underground garage hall, one of which has a cellar, creating a functional background.



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LOCALITY

Dúbravy project is one of the most sought-after residential projects in the Dúbravka district. Residents particularly appreciate the combination of modern housing, high-quality development work and unique contact with nature.

The project includes a large inner block designed exclusively for residents. There are playgrounds, a multifunctional sports field, relaxation areas and plenty of greenery, which create a pleasant community atmosphere and a safe environment for families with children. Schools, kindergartens, groceries, services, medical facilities and public transport stops are within walking distance.

An exceptional benefit of the location is the immediate proximity of the forests of the Little Carpathians, which offer a wide range of sports, hiking, cycling and weekend relaxation in nature.

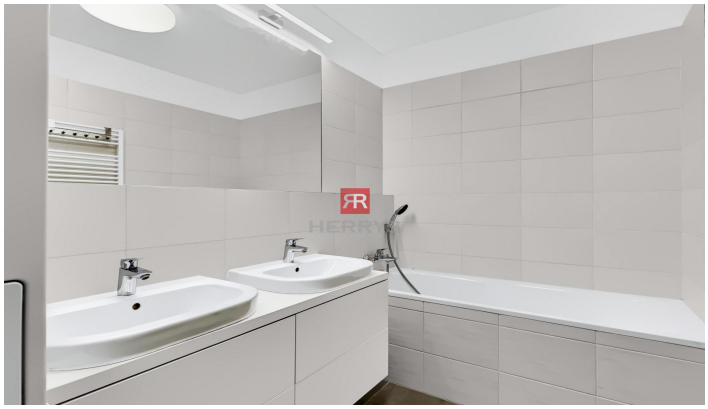
BENEFITS

- excellent light and airiness of the complex from 2021
- fully furnished flat ready for immediate move-in
- parking space with a cellar in the underground garage (possibility of purchasing a second parking space)
- gated residential area
- children's playgrounds, sports fields and relaxation zones directly in the project
- complete civic amenities in the immediate vicinity
- proximity to nature, hiking and cycling trails of the Little Carpathians



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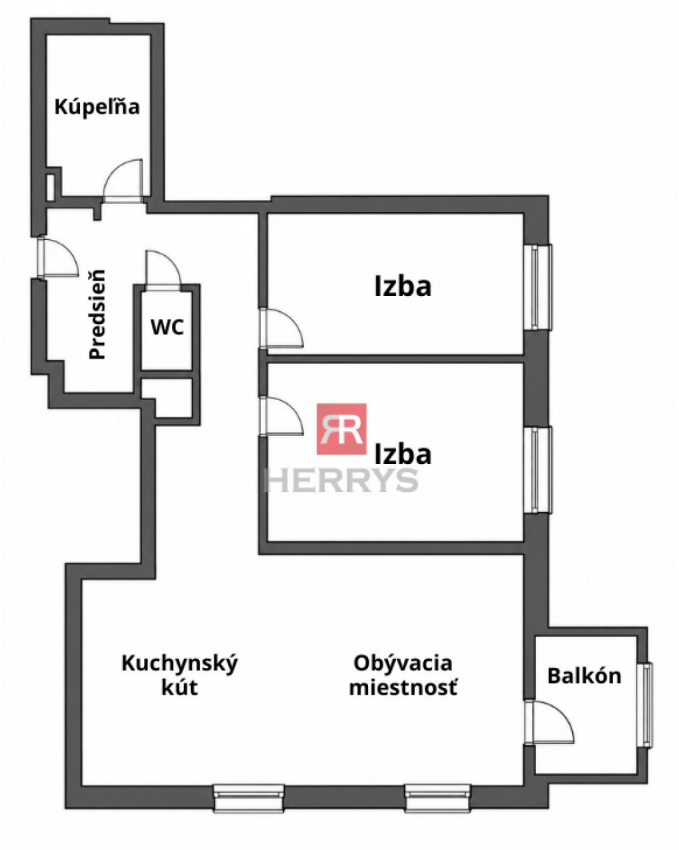
PRICE

Flat: 334,900,- EUR parking space with cellar: 25,000,- EURTotal price: 359,900,- EUR(including professional service and real estate agency commission)

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