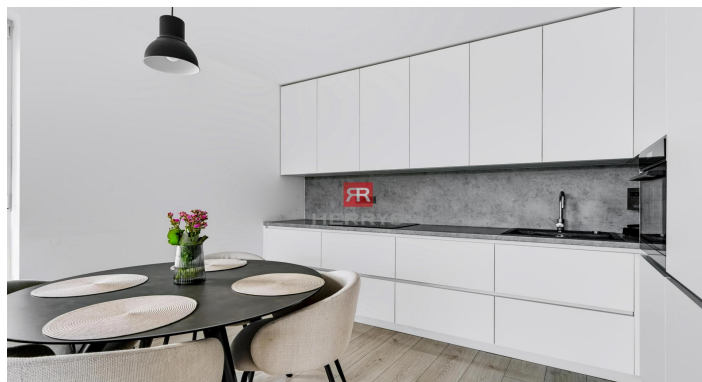


2-bedroom apartment Agátová, Bratislava-Dúbravka

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 - VIEW OF MALÉ KARPATY - COMFORTABLE 3-ROOM FLAT FOR SALE IN THE DÚBRAVY COMPLEX WITH PARKING

HERRYS real estate agency offers exclusively for sale a **spacious 3-room flat** in the popular residential project Dúbravy on Agátová Street in Bratislava. Flat is located on the **6th floor out of 7** and is among the **largest** three-room flats in the entire project. Flat has a **balcony and a garage parking space with a cellar**. Significant benefit is the option to purchase a **second parking space**, which is especially advantageous for a family with two cars.

This property represents an ideal combination of modern urban living, comfortable space and close proximity to nature. Benefit that new owners will love every day is the **open view towards the Little Carpathians**, thanks to which the flat feels airy and pleasantly **bright** throughout the day.

Real added value of the entire project is the **gated residential area**, which creates a safe and pleasant community environment for all age categories. You will find extensive green areas, relaxation zones, children's playgrounds and a multifunctional sports field.

INFORMATION:

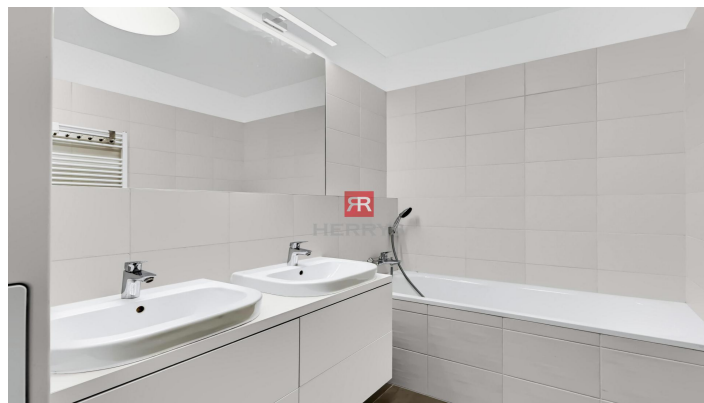
- floor area of the flat: 71.33 m² + loggia: 3.76 m² + cellar: 4.2 m²
- floor: 6/7
- orientation: west + north, with a view of the Small Carpathians
- high ceilings - airy flat
- 2 parking spaces in the underground garage
- 5-year-old apartment building with an elevator,



Ing. Gabriela Horňáková
gabriela.hornakova@herrys.sk
+421 948 940 111
Ad ID: HG40

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- monthly costs: 338 euros administrator + 70 euros ZSE

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. Thanks to the higher floor and orientation of the flat it offers pleasant views of the surrounding greenery and the panorama of Malé Karpaty.

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

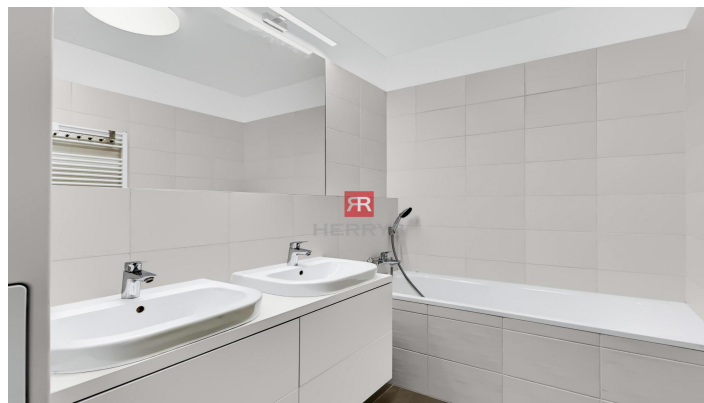
- excellent light and airiness of the complex from 2021
- 2 parking spaces in the underground garage and a cellar
- gated residential area
- children's playgrounds, sports fields and relaxation zones directly in the project
- complete civic amenities in the immediate vicinity
- proximity to nature, hiking and cycling trails of the Little Carpathians



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PRICE

Flat: 334,900,- EUR parking space with cellar: 25,000,- EUR second parking space: 15,000,- EUR Total price: 374,900,- EUR (including professional service and real estate agency commission)

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