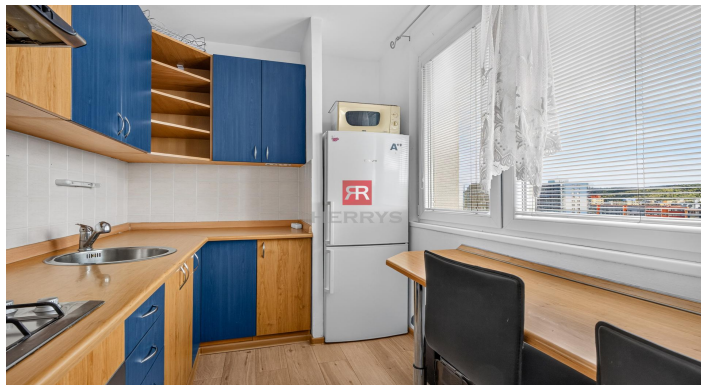


Studio

Galbavého, Bratislava-Dúbravka

165 000 €



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 INVESTMENT 1-BEDROOM APARTMENT IN DÚBRAVKA ON GALBAVÉHO STREET

Real estate agency **HERRYS** offers for sale a **one-bedroom apartment in a partially renovated condition** on Galbavého Street in the popular Bratislava district of **Dúbravka**. The apartment is located on the **11th floor of a residential building** and, thanks to its east-facing orientation, offers pleasant **views of the Malé Karpaty and Kamzík Hill**.

The apartment represents an interesting opportunity for clients looking for a **home in Bratislava**, as well as for investors considering **purchasing a property for rental purposes**. It provides a practical layout for a single person or a couple. Given the current kitchen layout, there is an option to **modify the layout and create a separate sleeping area**, potentially transforming the apartment into a more practical **1.5-room apartment**.

The partial renovation included the **replacement of windows, water and waste pipes, flooring, wall finishes and vertical utility risers**. The new owner can therefore complete the remaining parts of the interior according to their own taste and needs.

The apartment building is equipped with **two passenger elevators and one freight elevator**, ensuring convenient access to the apartment even on the higher floor.

DISPOSITION

The apartment consists of an **entrance hallway, a separate bathroom with a bathtub, a separate toilet, a separate kitchen, and one room**.

The practical layout also offers **the potential to modify the kitchen and create a separate sleeping area**,



Ing. Michaela Ilavská

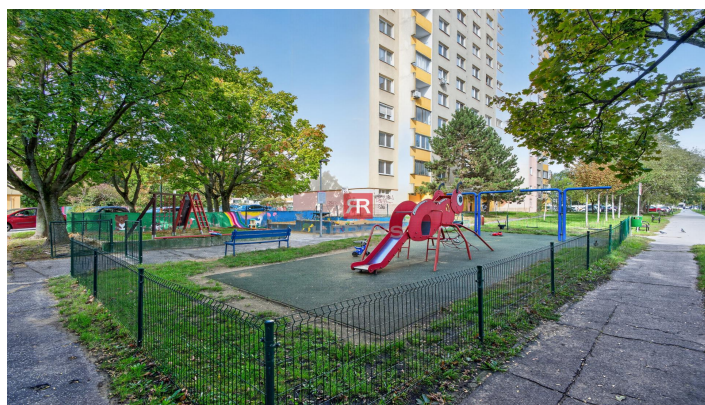
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Ad ID: MI163

Business name: **HERRYS s. r. o.**

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allowing the apartment to be adapted into a more practical **1.5-room living space**.

LOCALITY

Dúbravka is one of Bratislava's sought-after districts, thanks to its combination of excellent amenities, green spaces and convenient transport connections to other parts of the city.

The area surrounding the apartment offers **shops, services and other amenities** needed for everyday living. A major advantage is the **proximity of tram connections**, providing convenient access to Bratislava city centre and other districts.

The surrounding area also offers plenty of opportunities for relaxation and leisure activities close to the Malé Karpaty.

BENEFITS

- suitable for **owner-occupied living or as an investment property for rental**
- **possibility to modify the layout into a 1.5-room apartment**
- beautiful **views of the Malé Karpaty**
- excellent **accessibility**
- **replaced windows, water and waste pipes, flooring, wall finishes and vertical utility risers**
- **tram stop nearby**



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PRICE

165 000 eur

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