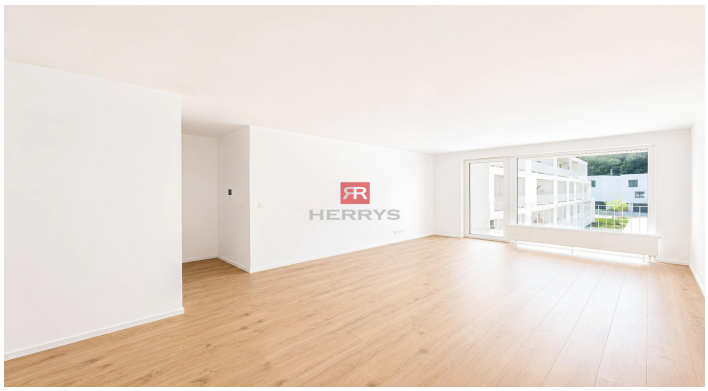
# Studio
# Agátová, Bratislava-Dúbravka

## 199 990 €

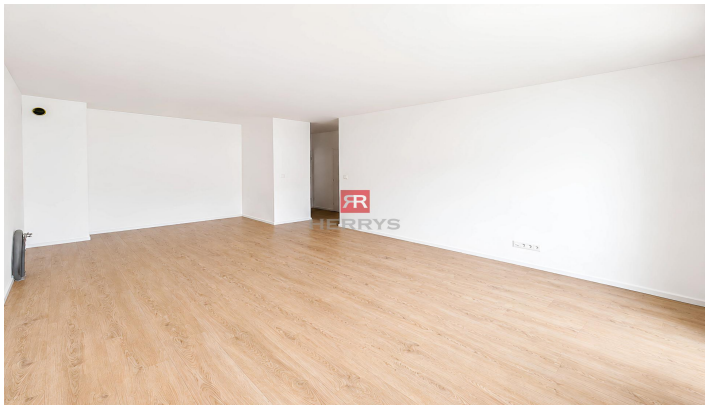






**Business name:** HERRYS s. r. o.





## HERRYS – FOR SALE: 1.5-ROOM APARTMENT IN THE AGÁTY PROJECT WITH INVESTMENT POTENTIAL

HERRYS real estate agency exclusively offers for sale a new **1.5-room apartment with a balcony** in the recently completed **AGÁTY** residential project in Bratislava's Dúbravka district. The project offers peaceful living close to nature, along with exceptional amenities for its residents. These include a **private swimming pool, fitness centre, common room for meetings or celebrations**, and a landscaped courtyard, creating a pleasant environment for everyday living.

The apartment is located on the **3rd floor** and offers a usable floor area of **35.73 m²**, complemented by a **6.33 m² balcony**. The layout consists of an entrance hall, bathroom, a sufficiently spacious living room with a kitchenette, and a sleeping area.

Monthly advance payments to the property management company amount to **€150**.

The apartment is sold unfurnished. The furnishings shown are for illustrative purposes only.

**We currently also offer other apartments and units with 1.5-room and 2-room layouts in the AGÁTY project. We will be happy to present the other available options to you.**

## DISPOSITION

The apartment layout has been designed with an emphasis on efficient use of space. It consists of an entrance hall, bathroom, living room with a kitchenette, and a sleeping area. The apartment also features a **6.33 m² balcony**.

## LOCALITY



**Ing. Klaudia Jánošová Michnová**
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Dúbravka is one of Bratislava's sought-after residential areas, particularly thanks to its ideal combination of peaceful living, proximity to nature and a full range of amenities. The **AGÁTY** project is situated in a quiet setting on the edge of the district, with excellent access to the forest park and hiking trails of the **Little Carpathians**.

**Bory Hospital, Bory Mall shopping centre, schools, kindergartens, shops and various services** are all located nearby. Excellent transport connections to the city centre, the city bypass and the **D2 motorway** ensure convenient everyday commuting.

## BENEFITS

- new 1.5-room apartment in the recently completed AGÁTY residential project
- private swimming pool, fitness centre and common room exclusively for residents
- peaceful location close to nature with plenty of greenery
- full range of amenities nearby, including Bory Hospital, Bory Mall shopping centre, schools, kindergartens and various services
- excellent transport connections to the city centre, motorway and city bypass
- ideal for owner-occupancy
- also suitable as an investment property

## PRICE

€199.990(Price includes professional real estate services and agency commission.)© All text and photographs are protected by copyright and are the property of HERRYS Real Estate Agency.

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