HERRYS
finally at home

1-bedroom apartment
Zadunajská cesta, Bratislava-Petržalka

265 000 €







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





FOR SALE - 2-ROOM APARTMENT IN THE EINPARK DEVELOPMENT IN PETRŽALKA

The HERRYS real estate agency is offering for sale a 2-room investment apartment in the modern EINPARK development on Zadunajská Street in Petržalka.

Basic apartment details:

Area: 43.43 m² (of which 36.7 m² is the apartment + 6.7 m² is a spacious balcony)

Floor: 4th floor of 18

Orientation: South—thanks to this, the apartment is pleasantly bright and sunny throughout the day.

Amenities and condition: The apartment is fully air-conditioned, equipped with exterior blinds, and is being sold fully furnished, ready for immediate occupancy without the need for additional investment.

Parking: The apartment comes with a convenient indoor parking space on the 1st underground floor (-1st floor), which can be purchased for an additional €30,000 on top of the apartment's price.

The property is an ideal choice for investors—the apartment is currently leased to a reliable tenant who prefers to continue the lease with the new owner.

DISPOSITION

An entryway, a bathroom with a shower and toilet, a living room with access to a spacious balcony, a kitchen, and a



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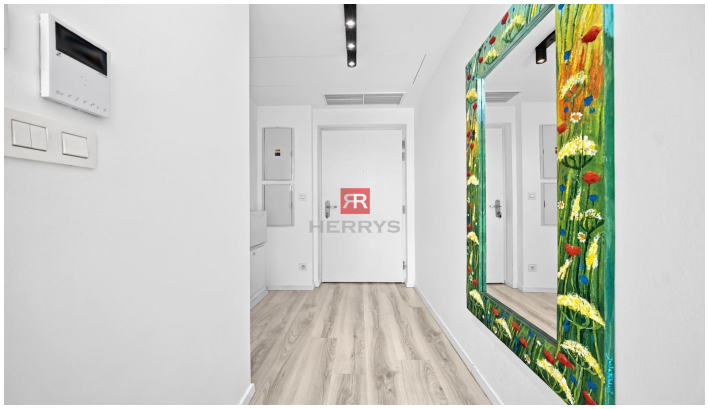
Ad ID: RT169





bedroom.

LOCALITY

The Einpark project on Zadunajská Street, with its strategic location, combines quick access to the highway bypass with excellent connectivity to Bratislava's historic center—whether on foot, by bike, or via public transportation. An active lifestyle and relaxation in nature are right at your fingertips thanks to the immediate proximity of Janko Kráľ Park and the popular Danube embankment. Top-tier amenities are complemented by the Aupark shopping center and the Incheba exhibition center, both located just a few minutes' walk from your new home. Right near the apartment, you'll find a Billa grocery store, a pharmacy, a McDonald's, and other restaurants.

BENEFITS

Green and Modern Living: EINPARK is one of the most technologically advanced and eco-friendly projects in Bratislava, ensuring a healthy indoor environment and efficient operating costs.

Strategic Location: Exceptional access to the city center (on foot, by bike, and via public transit) and direct access to the highway bypass (D1, D2).

Everything within easy reach: The Aupark shopping center, Sad Janka Kráľa Park, the Incheba Exhibition Center, and the popular Danube embankment are all within walking distance.

Investment potential: The apartment is currently leased to a reliable tenant.



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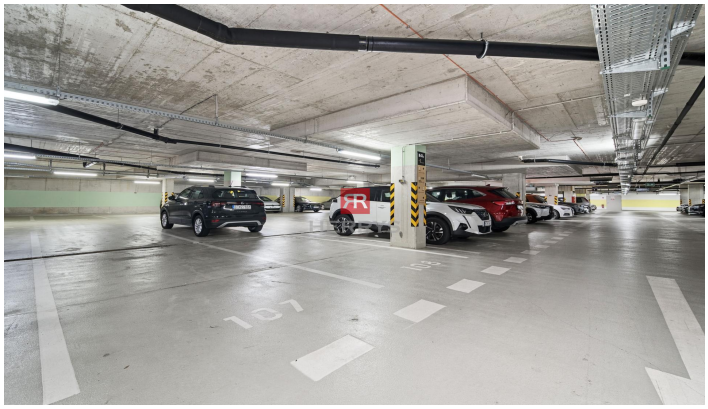

PRICE

Apartment: 270,000 €Indoor parking: 30,000 €

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