

## Studio

### Klenová, Bratislava-Nové Mesto

### 159 900 €/month



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 - 1-BEDROOM APARTMENT WITH A BASEMENT | AS-IS CONDITION | INVESTMENT OR FIRST HOME | KLENOVÁ, KRAMÁRE

The HERRYS real estate agency is exclusively offering for sale a generously sized 1-bedroom apartment with a separate kitchen and a basement on Klenová Street in Kramáre. With an area of nearly 40 m<sup>2</sup>, it is a suitable choice for a first home or for purchase with the intention of subsequent rental.

The apartment's original condition offers the opportunity to customize it to your liking—from selecting materials to furnishing the interior. A key advantage is the separate kitchen, which allows the living room to remain a fully functional space for both relaxation and sleeping.

The apartment is located on the 3rd floor of an apartment building with an elevator and faces northwest. The apartment includes a basement storage unit, which provides additional storage space. The apartment does not have a balcony.

Basic specifications:

apartment size: 39.98 m<sup>2</sup>  
floor: 3rd floor  
condition: original  
orientation: northwest  
separate kitchen  
basement storage unit  
apartment building with an elevator

Monthly expenses: 154 EUR



**Mgr. Lenka Kmec**  
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Ad ID: LK052

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property management: 127 EUR  
electricity: 22 EUR  
gas: 5 EUR

## DISPOSITION

The apartment consists of:

- an entryway
- a separate toilet
- a bathroom with a tub
- a separate kitchen with a dining area
- a living room

## LOCALITY

Klenová Street in Kramáre combines urban living with easy access to green spaces and wooded areas for walks or active recreation. The area is well-served by public transportation and is home to major healthcare facilities. It is therefore an attractive option for both owner-occupied housing and for purchasing an apartment with the intention of subsequently renting it out.



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## BENEFITS

Nearly 40 m<sup>2</sup> – a generous size for a one-bedroom apartment  
 Separate kitchen – set apart from the living room  
 Original condition – opportunity to renovate to your own taste  
 Basement storage room – practical additional storage space  
 3rd floor in a building with an elevator  
 Suitable as a first home or as a rental investment

## PRICE

Price: 159,900 EUR (including full professional and legal services from the real estate agency)

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Schématický Pôdorys Bytu | Klenová 16

