1-bedroom apartment
, Bratislava-Záhorská Bystrica

210 000 €

HERRYS – FOR SALE 1-BEDROOM APARTMENT IN ZÁHORSKÁ BYSTRICA

HERRYS Real Estate Agency offers for sale a **spacious 1-bedroom apartment with an interior area of 51 m² and a generous 7 m² loggia**. The apartment is offered in an **unfinished shell condition**, providing the future owner with an ideal opportunity to create an interior tailored precisely to their own taste, needs, and lifestyle.

The apartment layout has been designed with an emphasis on comfort and practical use of space. The living area consists of a **spacious living room connected to the kitchen**, complemented by a separate bedroom, bathroom, and WC. A significant benefit is the **generous 7 m² loggia**, which naturally extends the living space and provides a pleasant area for relaxation or outdoor seating.

Technical specifications:

The apartment is delivered in a condition ready to be completed according to the future owner's preferences. The interior features **gypsum plaster with white paint**, while the floors are prepared with cement screeds. The final flooring finishes can therefore be selected by the owner according to their preferred design.

Comfort is enhanced by **high-quality PVC windows with insulating triple glazing**, contributing to both thermal and acoustic comfort. External shading is provided by a mechanically operated sliding louvre system covering part of the loggia.

Security is ensured by **Class 2 security entrance doors**. Interior doors are not included in the standard specification, allowing the future owner to select them according to their own preferences.

Heating is provided by a **central boiler room** with radiators and individual heat metering for each apartment. The

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bathroom is prepared for the installation of a washbasin and wall-hung WC, as well as a bathtub or shower enclosure.

The technical specification also includes **preparation for air conditioning**, specifically an electrical connection for the installation of an external air-conditioning unit on the loggia or terrace. The apartment is also equipped with preparation for a kitchen extractor hood and an exhaust fan in the sanitary areas.

The photos of the furnishings are for illustrative purposes only; the apartment is offered in an unfinished condition.

DISPOSITION

The apartment comprises an entrance hallway, a spacious living room connected to the kitchen with direct access to the loggia, a separate bedroom with access to the loggia, a bathroom, and a separate WC.

LOCALITY

The apartment is located on Kunovská Street in Záhorská Bystrica, a popular district with complete civic amenities – shops, services, schools, kindergartens, public transport, cycle paths, and quick access to the D2 motorway.
The location offers peaceful living with excellent access to the city center and the nature of Malé Karpaty.

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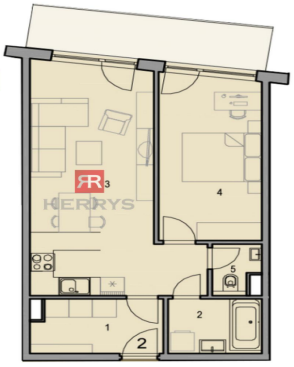
BYT 2		
č.miest.	názov miestnosti	plocha (m²)
1	ZÁDVERIE	5.77 m²
2	KÚPEĽŇA	4.27 m²
3	OBÝVAČKA S KUCHYŇOU	26.24 m²
4	SPÁLŇA	14.11 m²
5	WC	1.85 m²
	SPOLU ÚŽITKOVÁ PLOCHA	52.24 m²
	BALKÓN	9.07 m²



BENEFITS

- Spacious floor area
- Opportunity to furnish according to your own preferences
- Newly built property
- Garage parking space

PRICE

€210 000 for the apartment + €15 000 for the outside parking space

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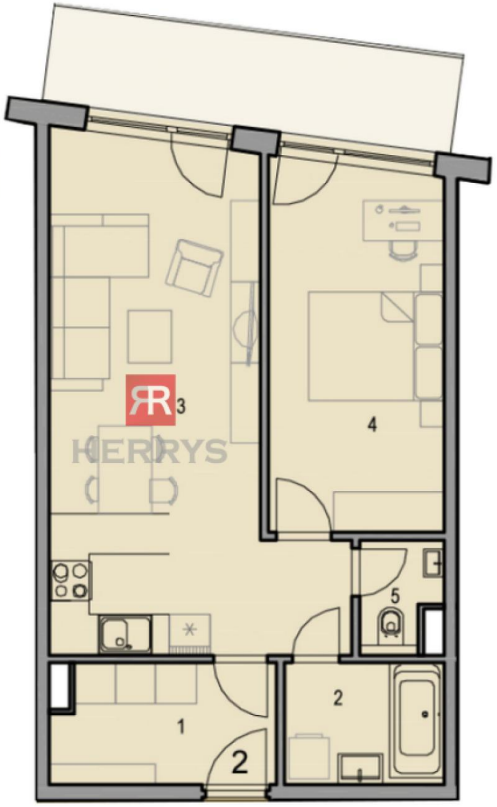
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