# 2-bedroom apartment
# Bezručova, Bratislava-Staré Mesto

## 520 000 €



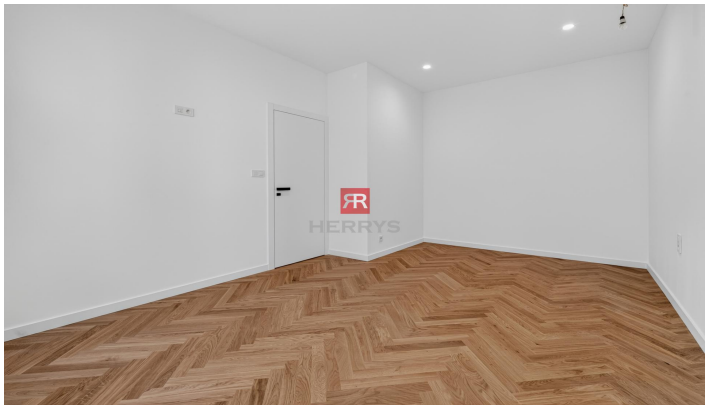




**Business name:** HERRYS s. r. o.

**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 – FULLY RENOVATED 2-BEDROOM APARTMENT FOR SALE ON BEZRUČOVA STREET

HERRYS real estate agency offers for sale a **3-bedroom apartment in Bratislava's Old Town, recently renovated to a high standard**, combining the charm of classic urban architecture with the comfort of modern living.

The apartment offers a generous floor area of **82.7 m²**. It also features **a balcony and a loggia with a combined area of 7.65 m², as well as a 9 m² basement storage unit**.

The renovation was carried out with a strong focus on the quality of materials, technical standards and acoustic comfort. The interior features **elegant chevron-pattern wooden flooring**, new windows, completely new electrical wiring, security entrance doors and several sound insulation features.

The property's original Old Town character has been preserved, while the layout has been adapted to meet contemporary standards for comfortable and functional living. An **architectural design study** is also available, documenting the concept behind the interior design.

A major advantage is the apartment's **own gas boiler**, which provides heating and allows for individual temperature control.

## DISPOSITION

The apartment layout comprises an entrance hallway with access to the loggia, a spacious living room connected to the kitchen with access to the balcony, and two separate, generously sized bedrooms.

The apartment also features a separate guest toilet and a bathroom equipped with a bathtub, a walk-in shower and a



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second toilet. The bathroom also houses the apartment's own boiler and a practically designed space for a washing machine and tumble dryer.

## LOCALITY

Bezručova Street is located in an attractive part of Bratislava's Old Town, in the wider city centre, close to the Blue Church, Šafárik Square and the Danube riverfront. It is a sought-after urban location that combines distinctive historic and functionalist architecture with the convenience of modern city living.

One of the key advantages is the easy walking distance to Bratislava's historic city centre, as well as the modern riverside district featuring the Eurovea shopping centre, restaurants, cafés and leisure opportunities along the Danube. The immediate surroundings offer a full range of amenities, including shops, schools, healthcare facilities and various services.

The location benefits from excellent connections to public transport and the main road network. The proximity of Šafárik Square and Jakubovo Square also provides a pleasant urban environment with opportunities for relaxation and leisurely walks.



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## BENEFITS

- Attractive location in Bratislava’s Old Town
- **Complete, high-quality renovation -** combining modern living standards with the preserved charm of the historic character
- Two outdoor spaces (balcony and loggia)
- Spacious basement storage unit
- **Elevator** in the building
- Well-maintained apartment building and inner courtyard
- **Low monthly utility costs**
- **Architectural design study**

## PRICE

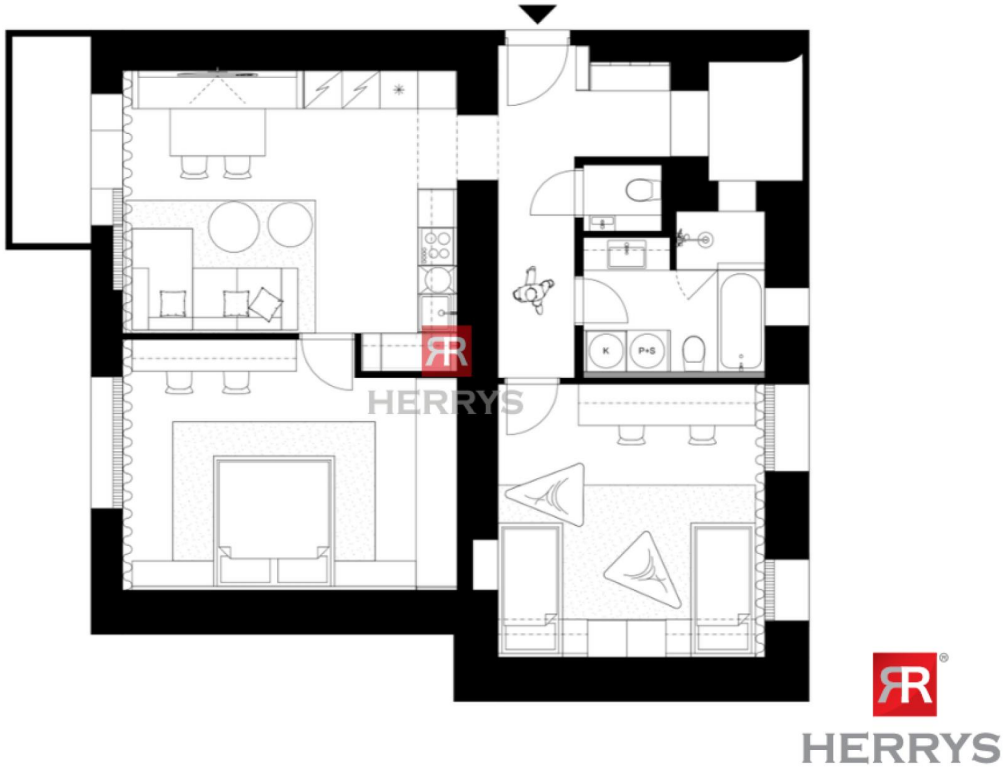
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