2-bedroom apartment
Košická, Bratislava-Ružinov

519 900 €



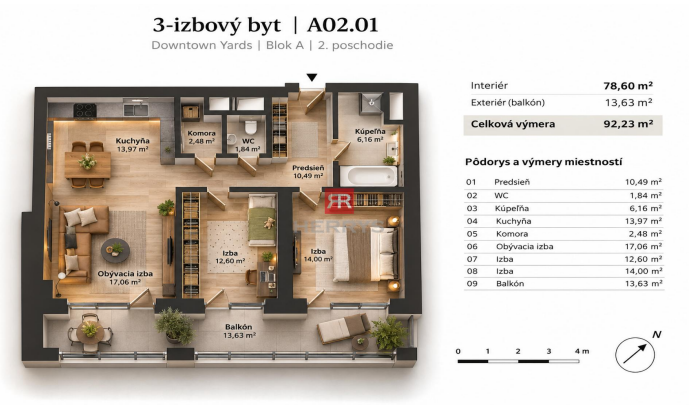




Business name: HERRYS s. r. o.

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 – FOR SALE: SPACIOUS 2-BEDROOM APARTMENT WITH LARGE BALCONY, QUIET COURTYARD, DOWNTOWN YARDS

HERRYS Real Estate Agency offers for sale a spacious 2-bedroom apartment with a large balcony in **Downtown Yards**, a modern, recently completed residential development located in the very heart of Bratislava's downtown district.

The apartment is situated on the 2nd floor of Block A and offers a **total area of 92.23 m²**, comprising 78.60 m² of interior space and a 13.63 m² balcony. **The thoughtfully designed layout naturally separates the living area, featuring a spacious open-plan living room and kitchen, from the private sleeping area with two separate bedrooms.** An additional practical feature is a dedicated storage room within the apartment, providing valuable extra storage space. A separate **3.78 m² storage unit**, conveniently located on the same floor as the apartment, is also available for purchase.

Two parking spaces on level -2 of the shared underground garage are available for purchase. **The apartment will be ready for handover to its new owner as early as January 2027.**

Everyday comfort is enhanced by **heat recovery ventilation, cooling in the living room, and external shading**, complemented by high-quality materials and modern technical features. **The development also features an exclusive Residents-Only Community Hub**, offering a private cinema, fitness centre, yoga studio, library, and dedicated spaces for working and social gatherings.

What makes this property truly special is its combination of **generous living space, a practical layout, and an east-facing orientation overlooking a peaceful inner courtyard**, away from the immediate disturbance of nearby construction. The apartment offers an ideal balance between vibrant city living and the privacy and tranquillity of home.



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The interior photographs are for illustrative purposes only and show how the apartment could be furnished. The apartment is sold unfurnished.

DISPOSITION

The apartment features a **spacious, well-designed layout** that naturally separates the living and sleeping areas, offering both comfort and privacy.

The entrance hall leads to a **separate toilet, bathroom, storage room, and two private bedrooms**. At the heart of the apartment is a **generous open-plan living and kitchen area**, providing a welcoming space for everyday living, entertaining guests, and spending time with family.

A standout feature is the **13.63 m² east-facing balcony, accessible from all three main rooms** and overlooking a peaceful inner courtyard. Whether enjoying your morning coffee or unwinding after a busy day, this generous outdoor space offers a quiet retreat from the bustle of downtown and nearby construction activity.



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LOCALITY

The **Downtown Yards** residential development is located on Košická Street, in the very heart of Bratislava's downtown district, one of the most modern and sought-after areas of the capital. Developed by the renowned JTRE, the project combines **timeless architecture, a high-quality urban environment, and peaceful green courtyards**, creating a pleasant contrast to the vibrant atmosphere of city-centre living.

One of the development's standout features is the **Community Hub – an exclusive space reserved for residents**, offering a private cinema, fitness centre and yoga studio, a library, coworking and gaming areas, as well as social spaces for family celebrations and gatherings with friends. The development also features **landscaped green spaces, beautifully designed inner courtyards, bicycle storage facilities, and retail and service premises**, taking the comfort of urban living to a new level.

Within walking distance are **Nivy and Eurovea shopping centres, the Danube riverfront, and the Slovak National Theatre**, along with a wide selection of restaurants, cafés, shops, and services. The neighbourhood offers excellent opportunities for cultural, social, and recreational activities, while Bratislava's historic city centre is just a pleasant walk away.

Excellent transport connections, nearby public transport stops, and easy access to major roads ensure convenient travel to all parts of Bratislava.

BENEFITS

WHY DOWNTOWN YARDS IS AN IDEAL PLACE TO LIVE

- **Prime location in the heart of Bratislava’s downtown**, with a wide range of amenities within walking



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distance

- **Peaceful east-facing orientation overlooking an inner courtyard**, away from the immediate disturbance of surrounding construction activity
- **Generous total area of 92.23 m²**, including a spacious 13.63 m² balcony
- **Practical 2-bedroom layout** with two separate bedrooms, clearly defined living and sleeping areas, and a storage room
- **Large balcony accessible from all main living spaces**, overlooking a peaceful inner courtyard
- **Modern technologies** – heat recovery ventilation, living room cooling, and external shading
- **High-quality interior finishes** – floating parquet flooring with a real wood top layer, flush interior doors, and pre-installation for smart home controls
- **Convenient 3.78 m² storage unit** located on the same floor as the apartment
- **Option to purchase two additional parking spaces** in the underground garage
- - Exclusive Residents-Only Community Hub – featuring a private cinema, fitness centre, yoga studio, library, coworking and gaming areas, as well as social spaces for gatherings and celebrations
- **Recently completed and officially approved residential development** in one of Bratislava's most desirable locations

PRICE

€519,900 – Apartment price€100,000 – Two parking spaces€10,000 – Storage unitThe price includes professional real estate services and the agency commission.© All text and photographs are copyrighted and remain the property of HERRYS Real Estate Agency.

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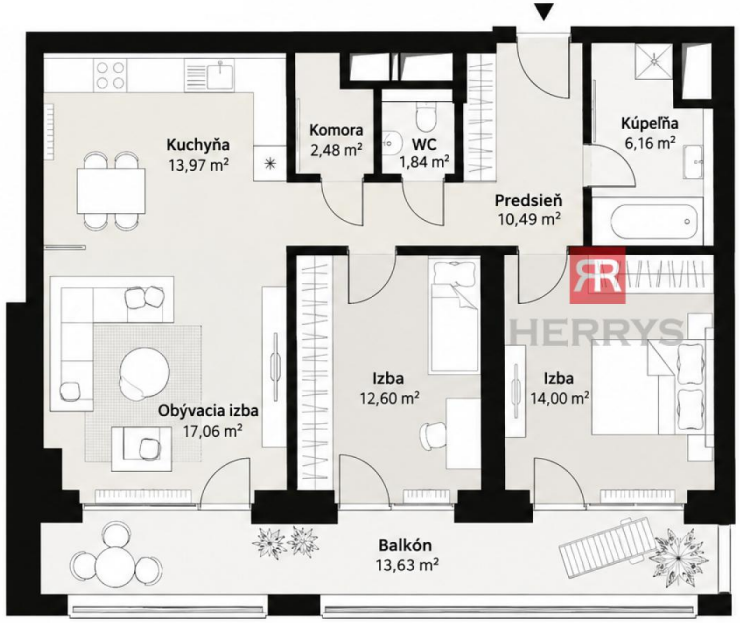
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HERRYS
finally at home

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3-izbový byt | A02.01

Downtown Yards | Blok A | 2. poschodie



Interiér	**78,60 m²**
Exteriér (balkón)	13,63 m²
Celková výmera	**92,23 m²**

Pôdorys a výmery miestností

01	Predsieň	10,49 m²
02	WC	1,84 m²
03	Kúpeľňa	6,16 m²
04	Kuchyňa	13,97 m²
05	Komora	2,48 m²
06	Obývacia izba	17,06 m²
07	Izba	12,60 m²
08	Izba	14,00 m²
09	Balkón	13,63 m²

