HERRYS
finally at home

1-bedroom apartment
Košická, Bratislava-Ružinov

360 000 €



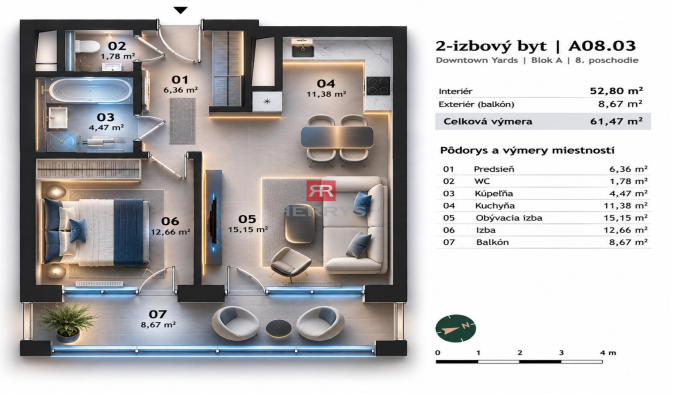




Business name: HERRYS s. r. o.

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 - FOR SALE: 2-BEDROOM APARTMENT ON THE 8TH FLOOR WITH BEAUTIFUL VIEWS | DOWNTOWN YARDS

HERRYS real estate agency offers for sale **an attractive one-bedroom apartment with a balcony and beautiful views**in the completed **Downtown Yards residential development**. The property is **an ideal choice for both personal use and an excellent investment opportunity** in one of Bratislava's most sought-after locations.

The apartment is located on the 8th floor of Block A and offers a **total area of 61.47 m²**, comprising 52.80 m² of interior space and an 8.67 m² balcony. The practical layout includes a living room, a separate kitchen, a bedroom, a bathroom, and a separate toilet.

A parking space and a storage unit on level -2 of the shared underground garage are available for purchase at an additional cost.

The apartment will be ready for handover as early as January 2027, making it an attractive opportunity for investors looking for a property with the potential to generate rental income in the near future.

Modern living comfort is ensured by **heat recovery ventilation, living room cooling, and external shading**. Residents also benefit from access to an **exclusive Community Hub**, featuring a private cinema, fitness centre, yoga studio, library, and dedicated spaces for work, relaxation, and social gatherings.

The apartment's key advantages are its elevated position, beautiful views, and orientation towards a peaceful inner courtyard, away from the immediate disturbance of surrounding construction. The combination of a prime location, modern amenities, and a practical layout makes this property an attractive home as well as **an investment with strong long-term rental potential**.

The interior photographs are for illustrative purposes only and show a possible furnishing arrangement. The apartment



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is sold unfurnished.

DISPOSITION

The apartment offers **a practical layout**, ideal for an individual, a young couple, or as a rental investment.

The entrance hall provides access to **a separate toilet, bathroom, and kitchen**, which connects to the living room. **The separate bedroom** offers privacy and comfort for everyday living.

A major highlight is the **8.67 m² balcony**, overlooking a peaceful inner courtyard with beautiful views towards Ružinov. Located on the **8th floor**, the apartment offers attractive views and a tranquil atmosphere, away from the immediate disturbance of surrounding construction.

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.



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BENEFITS

WHY DOWNTOWN YARDS IS AN IDEAL CHOICE FOR BOTH LIVING AND INVESTMENT

- **Prime location in the heart of Bratislava's downtown** – with a full range of amenities within walking distance
- **Attractive investment potential** – a sought-after one-bedroom layout, ideal for long-term rental
- **8th floor with beautiful views** towards Ružinov and the peaceful inner courtyard
- **Modern living standards** – heat recovery ventilation, cooling, and external shading
- **Exclusive Community Hub** – fitness centre, private cinema, yoga studio, library, and coworking spaces
- **Completed new development with handover in January 2027** – ready for personal use or rental in the near future

PRICE

€360,000 – Apartment price€45,000 – Parking space€10,000 – Storage unitThe price includes professional real estate services and the agency commission.© Text and photographs are copyrighted works and the property of HERRYS real estate agency.

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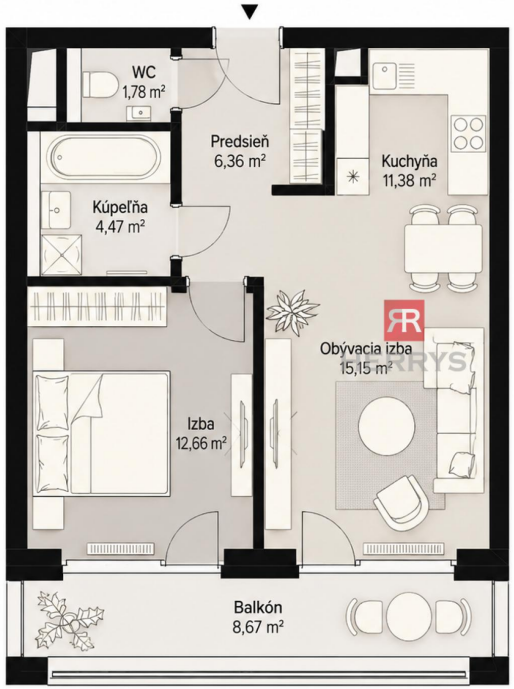


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2-izbový byt | A08.03

Downtown Yards | Blok A | 8. poschodie



Interiér	**52,80 m²**
Exteriér (balkón)	**8,67 m²**
Celková výmera	**61,47 m²**

Pôdorys a výmery miestností

01	Predsieň	6,36 m²
02	WC	1,78 m²
03	Kúpeľňa	4,47 m²
04	Kuchyňa	11,38 m²
05	Obývacia izba	15,15 m²
06	Izba	12,66 m²
07	Balkón	8,67 m²



