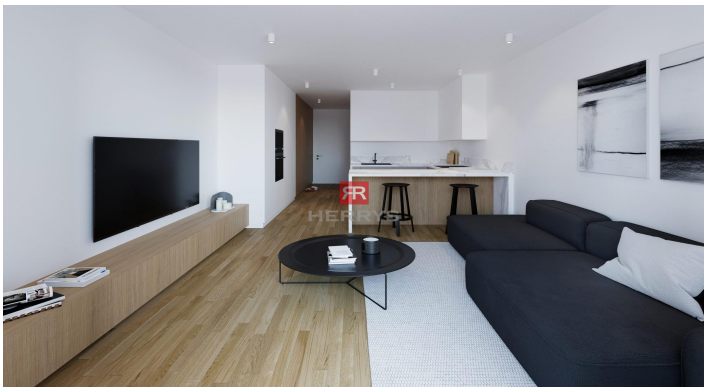
Studio
Pražská, Bratislava-Staré Mesto

252 974 €











HERRYS – 1-ROOM FLAT FOR SALE IN THE NEW NOX DEVELOPMENT ON PRAŽSKÁ STREET IN BRATISLAVA

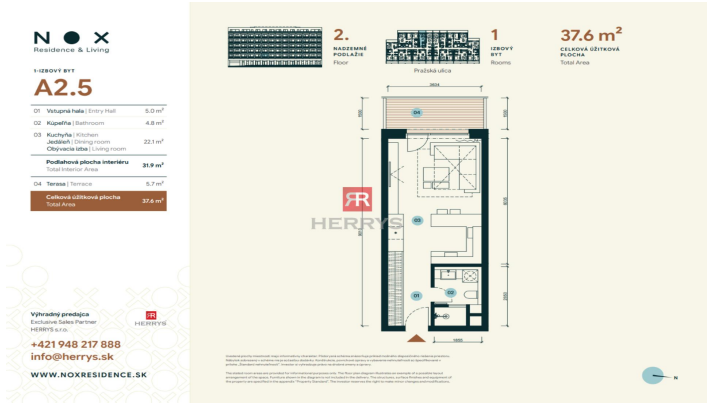
Exclusive offer from HERRYS: Premium one-room flat for sale in the immediate vicinity of Bratislava city centre on Pražská Street
HERRYS Estate Agents are offering for sale a 1-room flat situated on the 2nd floor of the modern, newly built NOX development on Pražská Street, which combines the comforts of city living with the pleasant privacy of a quiet inner courtyard. The flat faces west, overlooking the green inner courtyard, creating a pleasant environment for rest and relaxation. The west-facing aspect also brings natural afternoon and early evening light into the interior, enhancing its cosy atmosphere.

A natural extension of the living space is the terrace, measuring over 5 m², which offers a pleasant spot for a morning coffee, a rest after a busy day or peaceful moments in the fresh air. One of the benefits of the NOX project is its well-thought-out layout, thanks to which every flat has direct access to the terrace from every living room.

Premium fittings
The interior of the flat is finished to a high standard, reflecting contemporary expectations for comfortable living. Laminate flooring with acoustic insulation, underfloor heating, terraces with red spruce wooden flooring, provision for air conditioning, high-quality sanitary ware with ceramic wall and floor tiles, external shading, aluminium windows with triple-glazed insulation and a heat recovery system create an environment where functionality is naturally combined with the quality of modern living.

Attractive location and investment potential
Pražská 9 is an attractive address that combines the dynamism of city life with a pleasant residential environment. The NOX project offers living in a location with excellent access to Bratislava's historic centre, a full range of local amenities, and a wide selection of dining options and services. A place where you have everything you need within

HERRYS s.r.o.
info@herrys.sk
+421220868866
Ad ID: NOX_A.2.5_1+kk



easy reach, whilst enjoying the privacy and comfort of modern city living.

Property details:
Floor area: 31.90 m²

Loggia: 5.70 m²

Orientation: West (W)

HERRYS s.r.o.
info@herrys.sk
+421220868866
Ad ID: NOX_A.2.5_1+kk

DISPOSITION

The flat comprises an open-plan living area combined with a kitchen and dining area, a bathroom with a toilet, and a terrace.

Entrance hall – 5.00 m²

Living area with kitchen and dining area – 22.10 m²

Bathroom with toilet – 4.80 m²

Floor area – 31.90 m²

Terrace – 5.70 m²

Total usable area – 37.60 m²

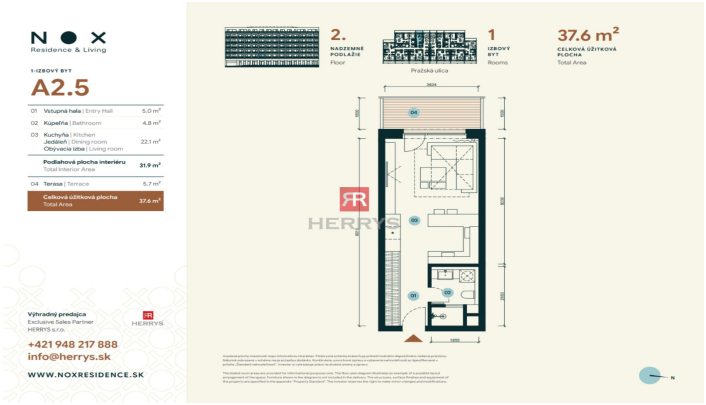
LOCALITY

Pražská 9 offers attractive city living with excellent access to Bratislava's historic centre. The location combines the advantages of dynamic city life with a pleasant residential environment, close to parks and green spaces. A full range of local amenities, a wide variety of services and dining options are, of course, available, making it the ideal setting for comfortable city living.

BENEFITS

1-bedroom flat in a new-build
• flat area: 31.90 m²
• terrace: 5.70 m²
• high-quality architecture with a modern design
• an intimate development with a limited number of flats
• prestigious location at Pražská 9
• high investment potential
• excellent access to the centre of Bratislava

HERRYS s.r.o.
info@herrys.sk
+421220868866
Ad ID: NOX_A.2.5_1+kk



PRICE

252.974,- EUR (including professional service and real estate agency commission)

© The text and photos are the author's work and property of the real estate agency HERRYS.

HERRYS s.r.o.
info@herrys.sk
+421220868866
Ad ID: NOX_A.2.5_1+kk