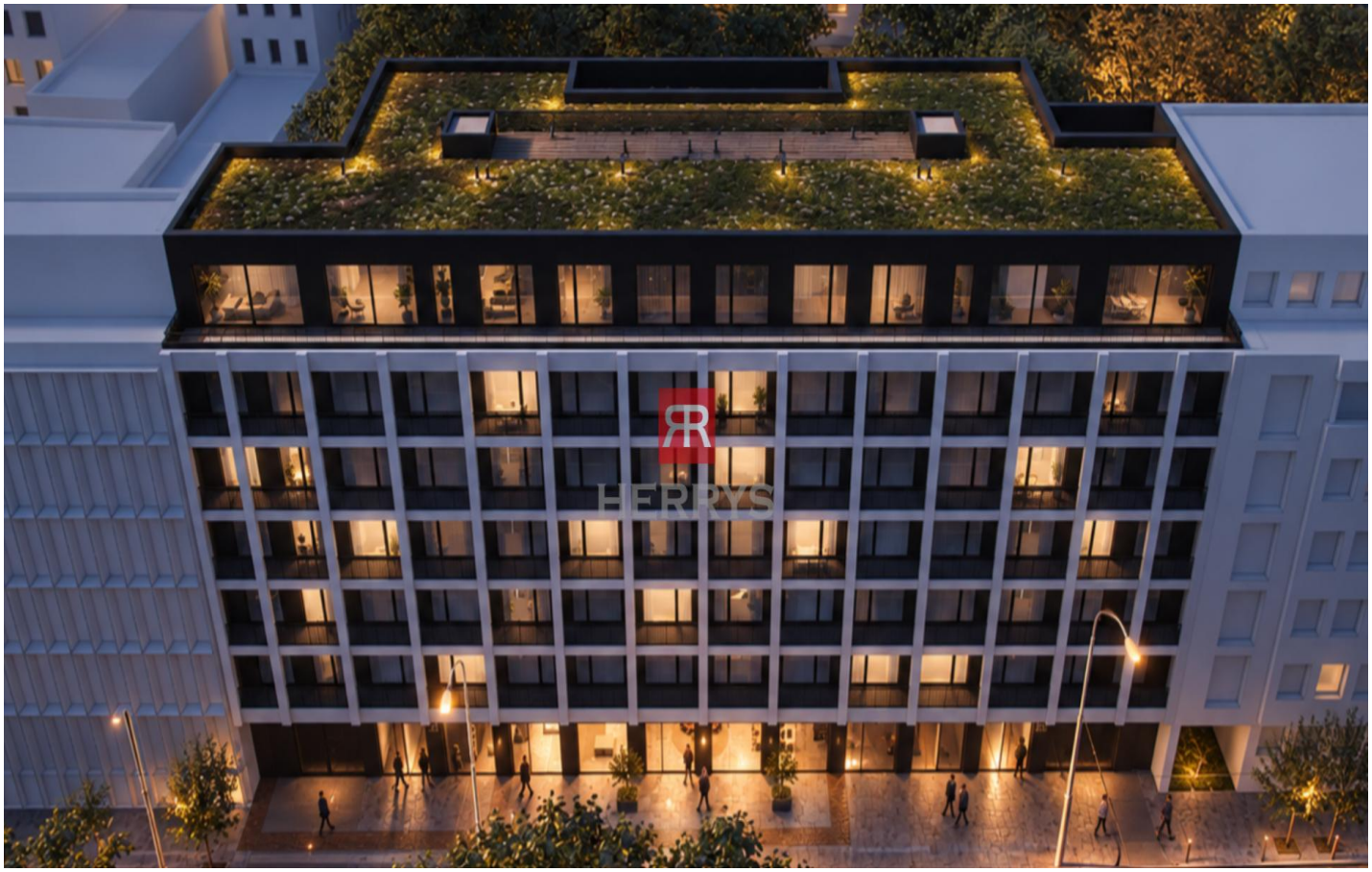
2-bedroom apartment
Pražská, Bratislava-Staré Mesto

480 389 €







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 – 3 ROOM APARTMENT FOR SALE IN THE NEW NOX RESIDENCE&LIVING DEVELOPMENT

Exclusive Offer from HERRYS: Premium 3 room Apartment for Sale in the NOX Residence&Living Development

HERRYS Real Estate Agency is offering for sale a 3 room apartment located on the 2nd floor of the modern new-construction NOX Residence&Living project, which offers the comforts of modern living in close proximity to the city's vibrant atmosphere. The apartment faces east and west toward a **green inner courtyard**.

Premium Features

The apartment's interior is finished to a high standard that reflects today's demands for comfortable living. It features wooden flooring with acoustic insulation, in-floor heating, terraces with red spruce wood flooring, provisions for air conditioning, high-quality bathroom fixtures with ceramic wall and floor tiles, exterior shading, aluminum windows with triple-pane insulated glass, and a heat recovery system create an environment where functionality naturally blends with the quality of modern living.

Attractive Location and Investment Potential

NOX Residence&Living offers an attractive address that combines the dynamism of city life with a pleasant residential environment. The NOX Residence&Living project offers housing in a location with excellent access to Bratislava's historic center, complete with all amenities and a wide range of dining options and services. It's a place where you have everything you need within reach while still enjoying the privacy and comfort of modern urban living.

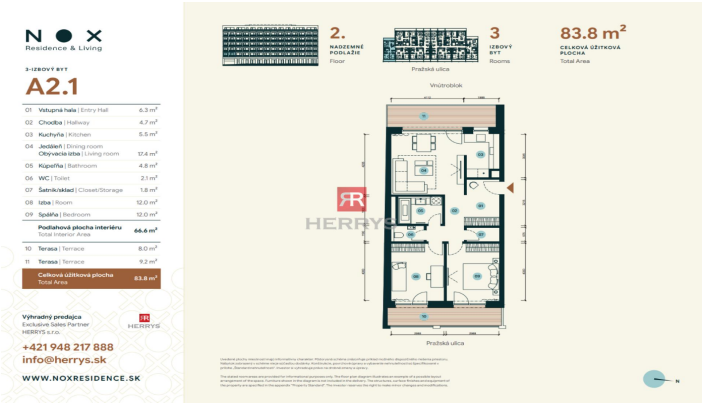
Property details:

Floor area: 66.60 m²

Terraces overall: 17.20 m²

Orientation: west, east (W, E)

Mgr. Adam Hempfinger
adam.hempfinger@herrys.sk
+421 948 352 888
Ad ID: NOX_A.2.1_3+kk



DISPOSITION

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

Entrance hall – 6.30 m²

Living area with dining area – 17.40 m²

Kitchen – 5.50 m²

Bathroom – 4.80 m²

Toilet – 2.10 m²

Floor area – 66.60 m²

Terrace 1 – 8.00 m²

Terrace 2 – 9.20 m²

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Total usable area – 83.80 m²

LOCALITY

NOX Residence&Living takes urban living to a new level, where every detail has its place. Well-thought-out floor plans, a wide range of apartments from 1 room to 4 room, and private terraces attached to every room create a space for comfortable and modern living. The green courtyard also offers a pleasant place to relax and escape the daily hustle and bustle of the city.

BENEFITS

3 room apartment in a newly built project
• apartment size: 66.60 m²
• terrace: 17.20 m²
• high-quality architecture with a modern design
• intimate development with a limited number of apartments
• well-thought-out floor plans
• spacious terraces and a green courtyard
• city center of Bratislava

PRICE

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

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