2-bedroom apartment
Boženy Němcovej, Bratislava-Staré Mesto

Price in EA











HERRYS – FOR SALE: SPACIOUS 3-ROOM APARTMENT IN A VILLA DISTRICT NEAR SLAVÍN

HERRYS real estate agency exclusively offers for sale a very spacious and above-standard furnished 3-room apartment with terraces and a loggia on Boženy Němcovej Street, in a prestigious location of Bratislava's Old Town.

The apartment is situated on the 1st floor of a 5-storey residential building with an elevator. Thanks to the building's positioning and the orientation of the living area with a terrace towards a quiet green courtyard, the apartment does not feel like a typical 1st-floor property. Towards the courtyard, its position is naturally elevated, approximately at the level of a higher floor, providing more privacy, a pleasant view of greenery, and peaceful living away from the street noise.

The apartment is oriented to three cardinal directions, making it feel airy and bright. The residential building was completed and approved for use in 2005. The apartment comes with 1 parking space in the underground garage of the building, as well as a brick cellar. The apartment can be converted into a 4-room layout, with an existing redesign project already available.

APARTMENT
3-room apartment
usable area: 185.7 m²
(apartment 153 m², terrace 19 m², loggia 7.7 m², cellar 6 m²)
orientation: S, E, W
monthly costs: EUR 300

DISPOSITION

The apartment consists of an entrance hall with built-in wardrobes, a kitchen with access to the loggia, a dining area,



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Ad ID: LL167

Business name: HERRYS s. r. o.





a separate toilet, a separate non-walk-through bedroom with a walk-in wardrobe, a living room with access to a large covered terrace, a spacious bathroom with a bathtub and shower, a children’s room with a French balcony, and a utility room with a boiler and washing machine. The apartment also comes with a large brick cellar with an area of 6 m².

LOCALITY

The apartment is located in a modern apartment house on the street Bozeny Nemcova, which provides high quality and comfortable living in a quiet neighborhood near the Palisades, Horsky park, and the Bratislava Castle. There are excellent civic amenities - schools, kindergartens, grocery stores as well as very good and fast transport connections.



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BENEFITS

- excellent residential location
- quiet villa district
- very sunny and spacious apartment
- large glazed windows and surfaces
- beautiful and spacious dining and kitchen area
- living room connected to the terrace
- terrace with views of greenery and a quiet inner courtyard
- private boiler
- high-quality furnishings and wooden floors
- underfloor heating
- separate walk-in wardrobe
- parking space in the underground garage

PRICE

Price in EA

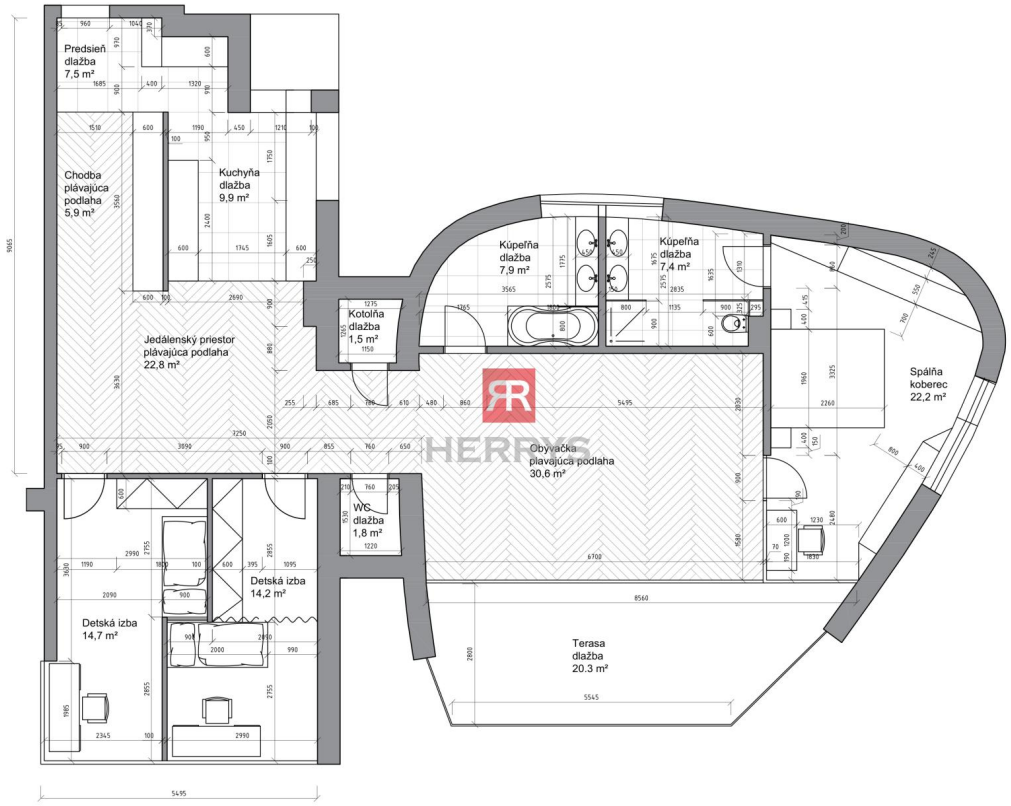
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Predsieň
dlažba
7,5 m²
Chodba
plávajúca
podlaha
5,9 m²
Kuchyňa
dlažba
9,9 m²
Jedálenský priestor
plávajúca podlaha
22,8 m²
Kotolňa
dlažba
1,5 m²
Kúpeľňa
dlažba
7,9 m²
Kúpeľňa
dlažba
7,4 m²
Spálňa
koberec
22,2 m²
Obývačka
plávajúca podlaha
30,6 m²
WC
dlažba
1,8 m²
Detská izba
14,2 m²
Detská izba
14,7 m²
Terasa
dlažba
20.3 m²
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