

## 2-bedroom apartment Gaštanová, Bratislava-Staré Mesto

**499 000 €**



Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | 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 WITH TWO GARDENS FOR SALE IN THE PROJECT GAŠTANOVÁ/RESIDENCE HORSKÝ PARK

Real estate agency HERRYS offers exclusively for sale a 3-room apartment in a newly completed new building on Gaštanová Street. The apartment is located in a new building with only 12 apartments, with its own underground parking garage and is located on the 1st above-ground floor. The apartment with an area of 67.5 m<sup>2</sup> includes two front gardens with a total area of 129.6 m<sup>2</sup> and a cellar with an area of 3.25 m<sup>2</sup> located in the basement of the apartment building.

### DISPOSITION

The apartment consists of an entrance hall, from which you can enter the bathroom, a separate toilet and two rooms, and there is enough space to create a built-in wardrobe. From one of the rooms there is an exit to the front garden facing Gaštanová street. In both rooms, there is also enough space for wardrobes, the placement of a double bed or sets of a children's room.

The social area consists of a living room, a kitchen and a dining area with access to the exterior of the front garden. The kitchen line can be designed in a set together with a kitchen island. The living room leads to the second front garden facing the quiet inner block.

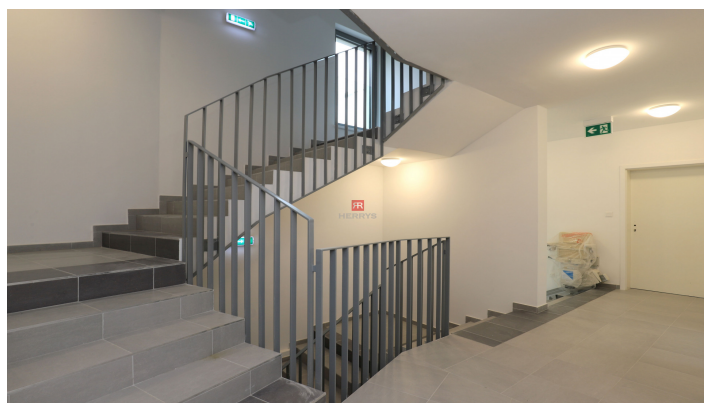
The windows are French and provide enough light in the apartment with beautiful views of the surrounding greenery or the quiet inner block.

The apartment is sold in the holobyt standard, i.e. with wall finishes in living rooms, with switches, low-current and high-current distributions and preparation for media inlets and waste outlets. The estimated cost of furnishing the



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apartment is approximately EUR 20,000.

When buying an apartment, you must purchase a parking space in the underground garage, the price of which is EUR 24,900 including VAT. The sale price of the apartment includes a cellar.

## LOCALITY

The apartment is located in a new building, with an entrance from Gaštanová street. Parking for visitors is accessible directly in front of the house on Senická Street. The location is quiet with a rural character and at the same time with excellent accessibility to the city center as well as to the highway bypass. The trolley bus stop is within a 1-minute walk. Restaurant Romantika is located directly opposite the apartment building, elementary school on Dubová ul. is within 3 minutes on foot. The mountain park, ideal for spending free time, is within 10 minutes, tennis courts within 5 minutes on foot. Yeme groceries and Kaufland hypermarket are within 5 minutes by car.

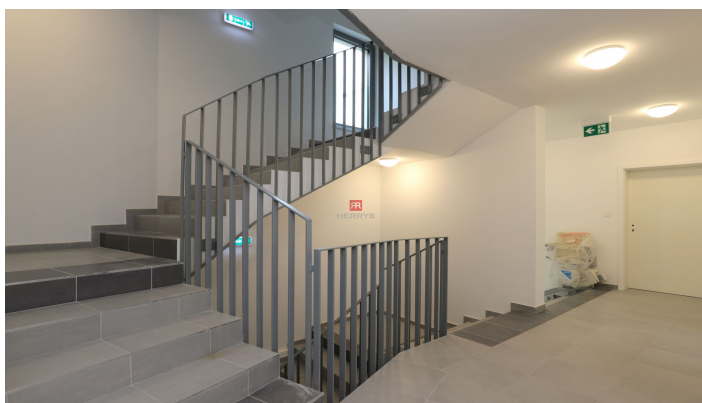
## BENEFITS

- quiet residential location in the zone of family houses
- new construction
- two large front gardens, allowing you to create an aesthetic environment with greenery or engage in a gardening hobby
- aluminum windows with insulating triple glazing
- preparation for air conditioning
- the possibility to furnish the apartment according to your own wishes



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- parking in the underground garage
- extra storage space in the basement of the house
- a lot of greenery
- quick access to the city center and excellent transport connections to the city bypass
- civic amenities nearby

## PRICE

Price of flat: 499.000,-EUR Price of garage parking space: 19.900,- EUR (including professional service and RK commission)

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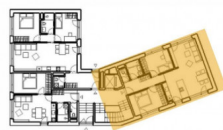
REZIDENCIA  
HORSKÝ PARK

byt : **01.C**



podlažie : **1.NP**  
počet izieb : **3 izbový**

LEGENDA MIESTNOSTÍ		
č.m.	Názov miestnosti	plocha [m <sup>2</sup> ]
C.1	Vstup	7,40
C.2	WC	1,50
C.3	Kúpeľňa	3,70
C.4	Izba	10,00
C.5	Denný priestor	32,50
C.6	Spálňa	12,50
	Záhrada	129,60
	Spolu :	67,50



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