

## 2-bedroom apartment Na varte, Bratislava-Nové Mesto

**349 000 €**



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 - FOR SALE 3 BEDROOM APARTMENT WITH FRONT GARDEN IN KOLIBA IN THE MINERGO PROJECT

**HERRYS offers for sale 3 bedroom apartment furnished with front garden in the lucrative Minergo project in Bratislava Koliba.** The area of the apartment is 73 m<sup>2</sup> + front garden 58 m<sup>2</sup>. The apartment has underfloor heating, recuperation and is air-conditioned. It has oak flooring and is fully furnished. It is oriented to the east. The apartment building has only 3 floors.

It is possible to buy a garage parking space with a dungeon directly under the apartment house or outdoor parking space directly in front of the house. The dugout is located just behind the park. place and has an area of 3.4 m<sup>2</sup>.

The price of the underground park. The price of the parking space with a dungeon is **40 000 €**.

The price of the outdoor park. The price of the parking space is **20 000€**

**Area of the apartment 73 m<sup>2</sup>**

**Size of the front garden 58 m<sup>2</sup>**

This property is a great place to live for a young family with children. Location KOLIBA provides quiet and pleasant living surrounded by greenery with good access to the center (10 min) or to Kamzík, which is an ideal place to relax or do sports in nature (rope center, many hiking and biking trails). In the immediate vicinity there is a bus stop



**Mgr. Juraj Opálka**  
juraj.opalka@herrys.sk  
0947948905  
Ad ID: JO\_NA\_VARTE

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(Jeséniova) , international kindergarten **Cambridge - Funiversity Koliba**, primary school and Tesco grocery.

## DISPOSITION

The apartment consists of an entrance hall from which there is an entrance to the living room connected to the kitchen and with exit to the terrace and the front garden. From the hallway there is further entrance to a separate toilet, bathroom, and two separate bedrooms.

## LOCALITY

Minergo project is located in the city district of Nové Mesto - KOLIBA. It is a quiet and peaceful neighborhood with excellent access to the center, by car 5min to Šancová and 5min drive to Kamzík. This combination of proximity to nature and at the same time a stone's throw to the centre make this location an ideal choice for even the most demanding client. Space for rest and relaxation will provide you not only a front garden with a terrace. A short walk from the apartment there is a public transport stop - Jeséniova and in the immediate vicinity there is an international kindergarten Cambridge - Funiversity Koliba.

## BENEFITS

- furnished apartment
- front garden with terrace
- parking space in the garage
- very quiet and peaceful street with good access to the center (5min by car to Šancová, 5min by car to Kamzík,



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- bus stop Jeséniova 3min)
- international kindergarten Funiversity Koliba (1min by walk)

## PRICE

PRICE of the apartment 349 000€ PRICE of the garage 40 000€

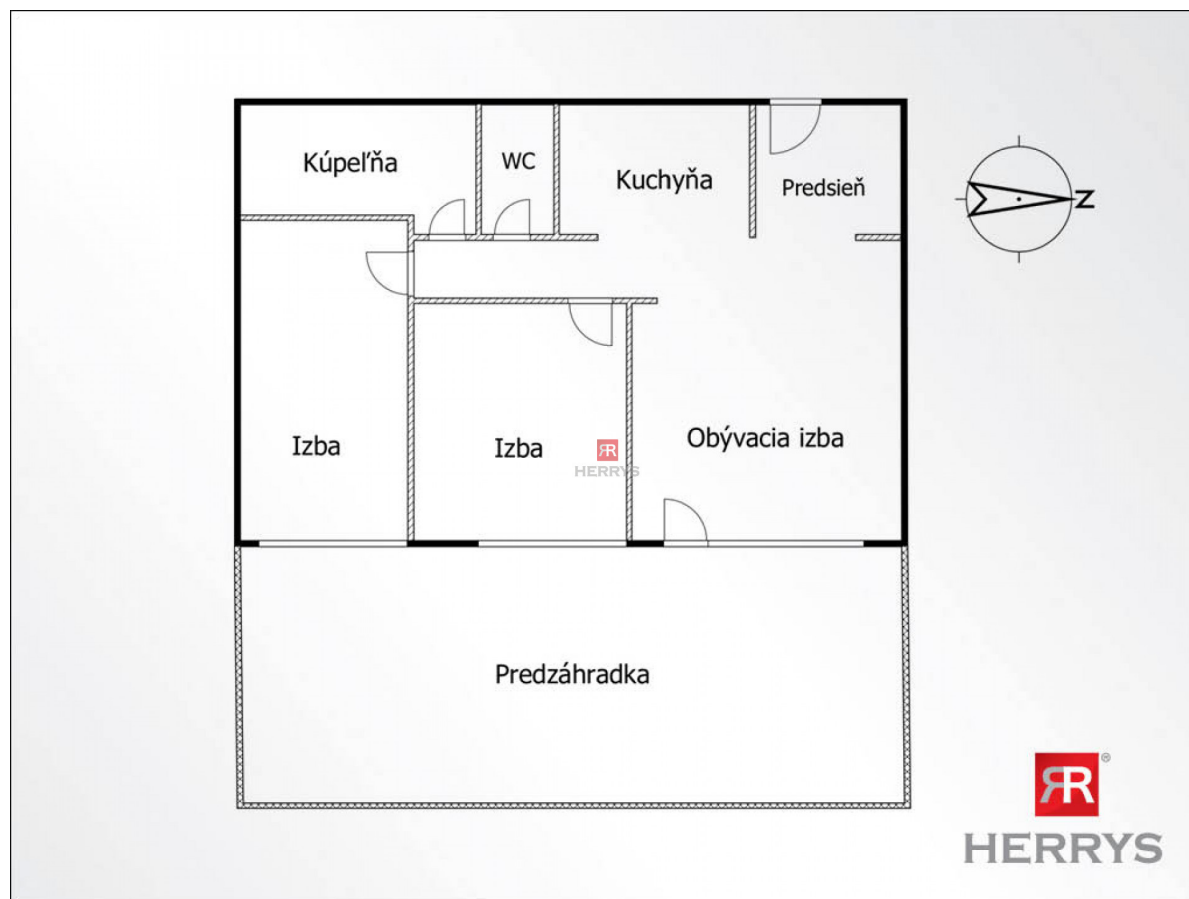
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