

## Studio Skalická cesta, Bratislava-Nové Mesto

**171 000 €**



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 - PRACTICAL 1.5-ROOM APARTMENT FOR SALE IN THE CURRENTLY APPROVED PROJECT POD VINICOU

HERRYS real estate agency offers exclusively for sale a practical 1.5-room apartment with a generous balcony in the currently approved development project Pod Vinicou, located in the pleasant surroundings of the Biely kríž location at the foot of the Carpathians. The apartment is located on the second floor of a five-story apartment building. The apartment includes a cellar, located on the same floor as the apartment, and an outside reserved parking space in front of the apartment building. The apartment is sold in the standard version.

The apartment has an area of 46.24 m<sup>2</sup> - of which the area of the apartment is 34.71 m<sup>2</sup>, the brick cellar is 2.54 m<sup>2</sup> (located on the same floor as the apartment) and the balcony is 8.99 m<sup>2</sup>.

The standard of the apartment is Egger 8mm laminate parquet, Porta doors interior doors, gress floor and wall tiles - manufacturer Villeroy&Boch, sanitary ware also Villeroy&Boch.

The construction standard of the apartment includes, among other things, underfloor heating, preparation for air conditioning in each living room, preparation for exterior electrically controlled blinds, windows with insulating triple glazing and fire safety entrance doors.

Handover of apartments in the Pod Vinicou residential project is planned for 2Q 2024.

### DISPOSITION

The apartment consists of a living room connected to a kitchenette. The living room is large enough, spacious and designed in such a way that it is possible to place a "sleeping corner" in it, which can be optically divided, for example, by a built-in wardrobe.



**Ing. Klaudia Jánošová Michnová**

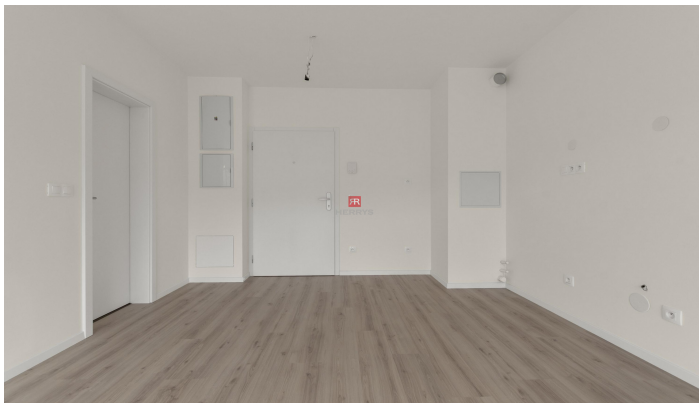
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To the right of the entrance door is a bathroom with a toilet and a shower corner with glazing.

The generously designed west-facing balcony offers enough space to place outdoor furniture.

The apartment also includes a sufficiently large brick cellar dungeon located on the same floor as the apartment.

## LOCALITY

The Bratislava Nové Mesto – Biely Kríž district is a sought-after location characterized by abundant greenery, excellent access to the city thanks to the tram connection and excellent civic amenities.

In addition to excellent accessibility to the city, it also offers proximity to the Small Carpathians with lots of greenery and hiking and cycling trails.

All necessary services are within walking distance, such as post office, school, kindergarten, supermarket, restaurants, sports fields, etc.

## BENEFITS

- brand new apartment in a developer project
- preparation for air conditioning and external blinds
- floor heating of the apartment
- high quality apartment standards
- spacious brick cellar dungeon providing ample storage space
- reserved parking space in front of the apartment building
- energy certificate A



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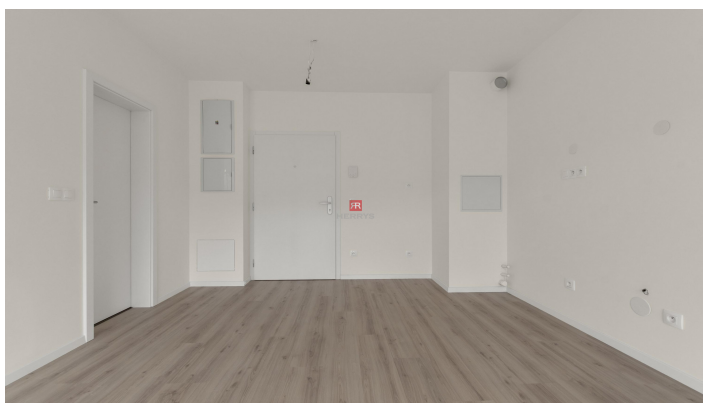
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- fencing of a residential project
- park and playground within the complex
- excellent accessibility of public transport stops (tram, bus)
- complete civic amenities
- proximity to greenery

## PRICE

€171,000 + €12,000 (including expert service and RK commission)© The text and photos are the copyrighted work and property of the real estate agency HERRYS

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