

Studio

Skalická cesta, Bratislava-Nové Mesto

184 000 €



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, A PRACTICAL 1.5-ROOM APARTMENT WITH A FRONT GARDEN IN THE POD VINICOU

The real estate agency HERRYS exclusively offers for sale a practical 1.5-room apartment with a large terrace and a front garden 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 ground floor of a four-story apartment building. The apartment also has an outdoor reserved parking space in front of the apartment building. The apartment is sold in a standard version.

The apartment has an area of 43.7 m² - of which the area of the apartment is 34.71 m² and the terrace is 8.99 m². The size of the front garden is 31.32 m².

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.



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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 terrace and front garden offer enough exterior space to accommodate garden furniture.

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
- *spacious terrace and front garden with an area of 31.32 m²*
- 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



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- energy certificate A
- 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

€184,000 + €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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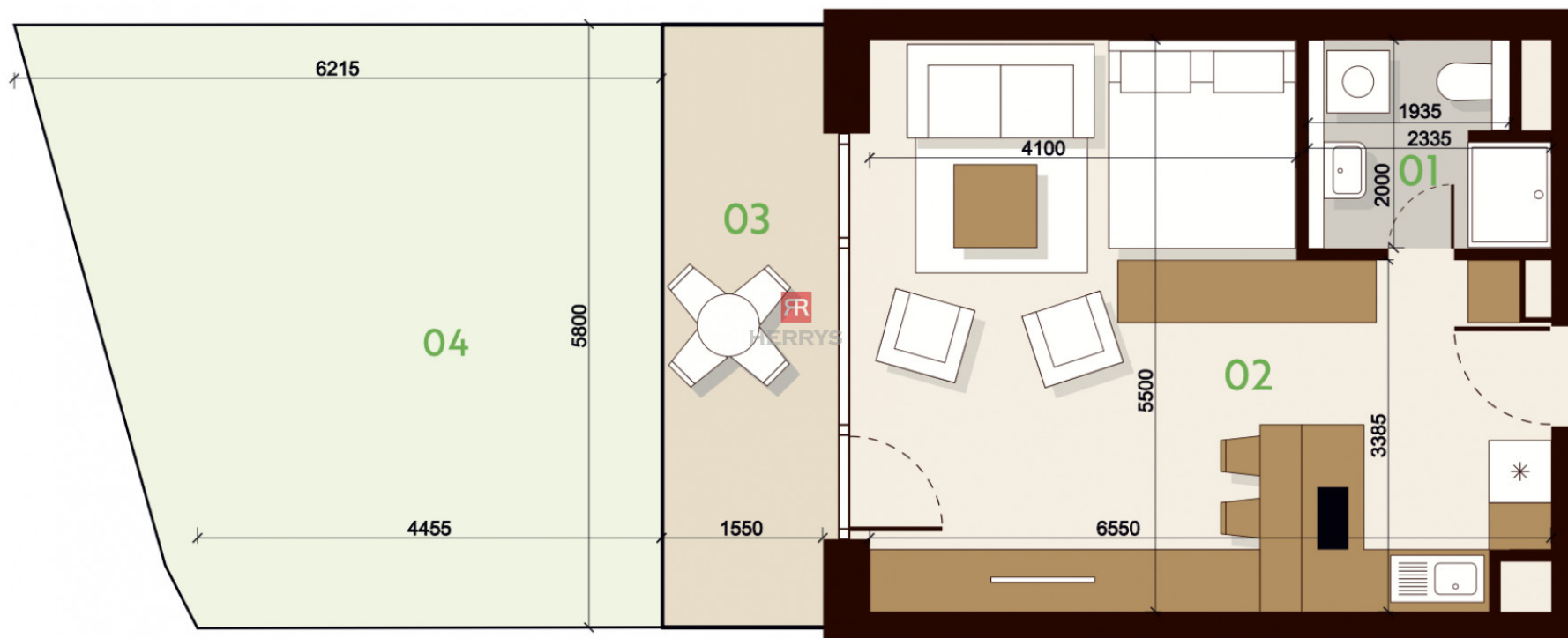
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