

## 1-bedroom apartment Skalická cesta, Bratislava-Nové Mesto

**270 892 €**



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 - BRIGHT 2-ROOM APARTMENT FOR SALE IN A RESIDENTIAL PROJECT POD VINICOU

The real estate agency **HERRYS** offers exclusively for sale **2-room apartment with a generous terrace and front garden** in the residential project **POD VINICOU**. The project is located in the city district of Bratislava - Nové Mesto and is situated in a pleasant environment full of greenery at the foot of the Little Carpathians in the sought-after location of Biely Kríž. The apartment is located on the ground floor of a total of five apartment buildings. The apartment includes a **cellar**, located on the same floor as the apartment, and an outdoor reserved **parking space**. The apartment is sold in a **standard design**.

### AN APARTMENT

- 2-room (1-bedroom)
- total usable area 123,56 m<sup>2</sup> (53.87 m<sup>2</sup> apartment + 11.23 m<sup>2</sup> terrace + 55.29 m<sup>2</sup> front garden + 3,17 m<sup>2</sup> cellar)
- ground floor out of a total of 5 floors
- orientation: to the west, to the yard and the foothills of the Little Carpathians
- the standard of the apartment includes underfloor heating, preparation for air conditioning and exterior blinds, windows with insulating triple glazing, laminate flooring, tiles, bathroom sanitary ware, tiling, interior doors with frames and fire safety entrance doors

### DISPOSITION

The apartment consists of an entrance hall, a living room with a kitchenette, a bedroom, a bathroom with a bathtub and a toilet. The apartment has a spacious terrace and front garden.

### LOCALITY



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**A pleasant environment** in the sought-after location of Biely Kríž, which is characterized by **greenery** and **stable low-rise buildings**. The post office, school, kindergarten, supermarket, restaurants, Mladá Garda sports complex, popular cultural center Nová Cvernovka are within walking distance.

**The tram stop on Račianska street** is a few minutes' walk away, which ensures excellent accessibility to the city center. **The Bratislava - Vinohrady railway station** and numerous **hiking and cycling trails in the Little Carpathian** area are nearby.

The residential **project POD VINICOU** consists of **6 apartment buildings** with a maximum of 5 floors. There are **a total of 157 residential units** in the newly created residential complex, while the number of them in individual houses will be relatively low, which promises **a cozy style of living with a pleasant family atmosphere**. The complex includes **a park full of greenery with a relaxation zone and a children's playground**. The new complex was created in the built-up zone of the Nové Mesto - Biely Kríž location, which is close to the nature as well as to the city.

## BENEFITS

- a brand new apartment in a residential project
- excellent layout of the apartment with a generous terrace and front garden
- preparation for air conditioning and external blinds
- floor heating in the whole apartment
- standard equipment in high-quality materials - Egger laminate parquet 8 mm, interior doors Porta, tiles, tiling and sanitary ware - manufacturer Villeroy & Boch
- west-facing balcony in an environment full of greenery
- spacious cellar on the same floor



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- reserved parking space in front of the apartment building
- the apartment building is made in energy standard A, which means a significant saving in energy costs
- low number of apartments in an apartment building

## PRICE

€ 270,892.13 apartment + € 15,990 outdoor parking space

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