

## 3-bedroom apartment Kopčianska, Bratislava-Petržalka

**419 000 €**



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 SPACIOUS 4-ROOM APARTMENT IN THE NESTO PROJECT WITH 2 GARAGE SPACES

**HERRYS real estate agency** offers **exclusively** for sale a spacious **4-room apartment** in the new building **Nesto**, Bratislava - Petržalka (Kopčianska street). The apartment is located on the 3rd floor of the C2 building and is being sold as standard from the developer. It is oriented to the quiet south-west and north-west sides with a view of greenery and a park. The apartment has a cellar and **2 parking spaces**, one of which also has an **electric charger**. The price for one parking lot is EUR 25,000.

usable area: 104.69 m<sup>2</sup> (apartment 96.63 m<sup>2</sup>, balcony 5.00 m<sup>2</sup>, cellar 3.06 m<sup>2</sup>)

orientation: southwest and northwest

monthly utility costs: 210 EUR + electricity

### DISPOSITION

entrance hall, living room connected to the kitchen and access to the balcony, 3 bedrooms, bathroom with bathtub and toilet, separate toilet, bathroom with shower in one bedroom, wardrobe

### LOCALITY

**The Nesto project** is situated in the back part of **Petržalka - Zadné Lúky** on Kopčianska street. There is a connection to the cycle path, children's playgrounds, and a public transport stop. Complete civic amenities are within 20 minutes on foot. The planned construction of the project will provide a kindergarten, school, shops, gastro establishments, clinics of various specialists, a pharmacy, and a train stop and a large sports field should be added later. The project is located just a short distance from the connection to the highway bypass.



**Miroslav Daněk**

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## BENEFITS

- orientation to greenery and park
- 2 parking spaces in the garage - 1 with electric charger
- preparation for exterior blinds
- electric floor heating with GlasTherm control with the option of connecting to an application
- automatic ventilation
- rebateless interior door with magnetic lock
- Villeroy & Bosch sinks and toilets
- Grohe faucets

## PRICE

419 000 EUR flat with a cellar + 2x 25 000 EUR for parking place in garage (including professional services and real estate commission)

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**Miroslav Daněk**

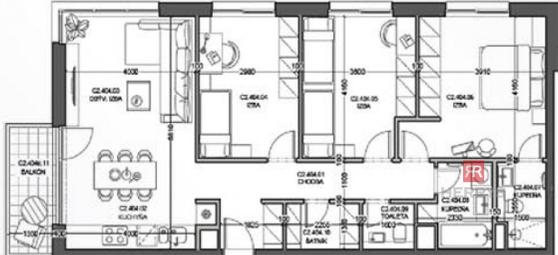
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**Byt**  
Flat

**C2.404**

Počet izieb  
Rooms: **4+kk** Podlažie  
Floor: **4**

C2.404.1	Chodba Hall	11,85 m <sup>2</sup>
C2.404.2	Kuchyňa Kitchen	11,15 m <sup>2</sup>
C2.404.3	Obývací izba Living room	17,17 m <sup>2</sup>
C2.404.04	Izba Room	12,91 m <sup>2</sup>
C2.404.05	Izba Room	13,78 m <sup>2</sup>
C2.404.06	Izba Room	18,92 m <sup>2</sup>
C2.404.07	Kúpeľňa Bathroom	3,85 m <sup>2</sup>
C2.404.08	Kúpeľňa Bathroom	4,70 m <sup>2</sup>
C2.404.09	WC Toilet	2,36 m <sup>2</sup>
C2.404.10	Šatník Closet	3,04 m <sup>2</sup>
<b>Plocha interiéru</b> Interior area		<b>86,63 m<sup>2</sup></b>
C2.404.11	Balkón Balcony	5,00 m <sup>2</sup>
<b>Celková plocha</b> Total area		<b>101,63 m<sup>2</sup></b>




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