

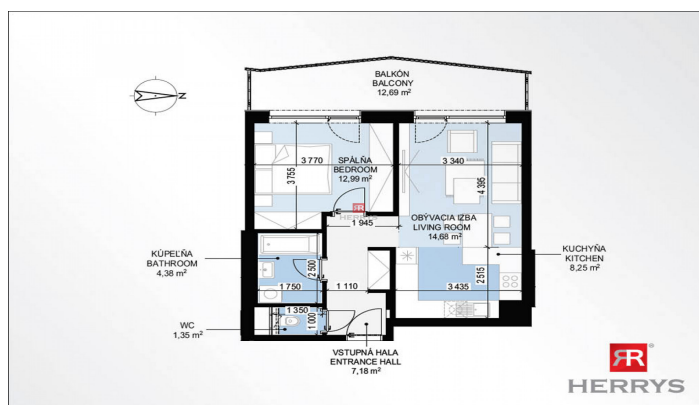
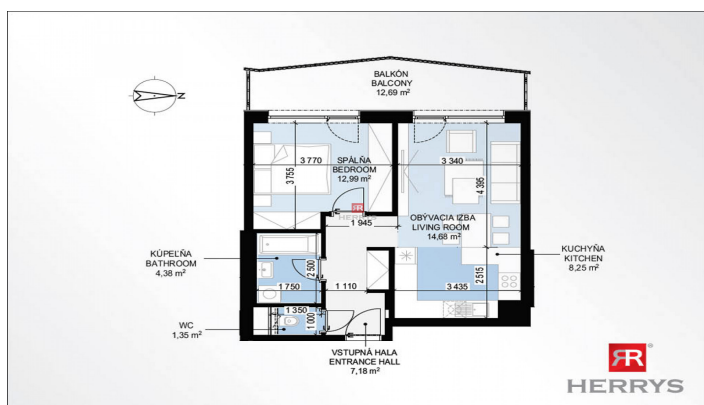
# 1-bedroom apartment Fialová, Bratislava-Petržalka

**238 000 €**



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 1-BEDROOM APARTMENT IN A UNIQUE PROJECT UNIQ, SLNEČNICE

Real estate agency HERRYS offers exclusively **for sale a brand new 2-room apartment in the project UNIQ Slnčnice**, apartment house S20, in the Viladomy zone in the Petržalka district. **The apartment is sold in standard design, with exterior blinds and air conditioning included in the price.** The apartment is located on the **2nd floor (6 floors in total) of a residential building with elevator.** The apartment **has a spacious balcony of 12.69 m<sup>2</sup> and an outdoor parking space.**

Sunflowers Viladomy represents the last part of the Viladomy zone with modern architecture by Compass studio. The privacy and tranquillity in this location are priceless, while you are just a step away from everything Bratislava has to offer.

**Usable area of the apartment:** 51,68 m<sup>2</sup> (+balcony12,72 m<sup>2</sup>)

**Orientation:** W

**Floor:** 2 floor / 6 floors

### DISPOSITION

The apartment has a very good layout: it consists of an entrance hall, a kitchen connected to the living room with access to a spacious balcony, a bedroom with access to the balcony, a bathroom and a separate toilet.

### LOCALITY

The apartment is located in a unique project UNIQ Slnčnice on the street Fialová in the Petržalka district. The project offers grassy playgrounds, landscaped courtyards, as well as opportunities for walking pets. Nearby are complete



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amenities: shops, groceries, services, kindergarten, restaurants and cafes. Easy access to the city centre is possible thanks to the connection to the Panonska and Dolnozemska roads. The Apupark shopping centre is only a few minutes away. The nearby D4 motorway allows quick access to Austria. Recreation and sports are provided by the nearby sports grounds and also by the Braislav dam, popular with skaters and cyclists.

## BENEFITS

- **new building in the sought-after UNIQ project in Slnčnice**
- **not yet inhabited**
- **air conditioning included**
- **external blinds for electric control**
- **spacious balcony overlooking the courtyard**
- **reserved outdoor parking space**
- plenty of greenery, safe location
- excellent access to the city centre and the ring road

## PRICE

Apartment price: 238 000 EUR. Price of outdoor parking space: 15 000 EUR.

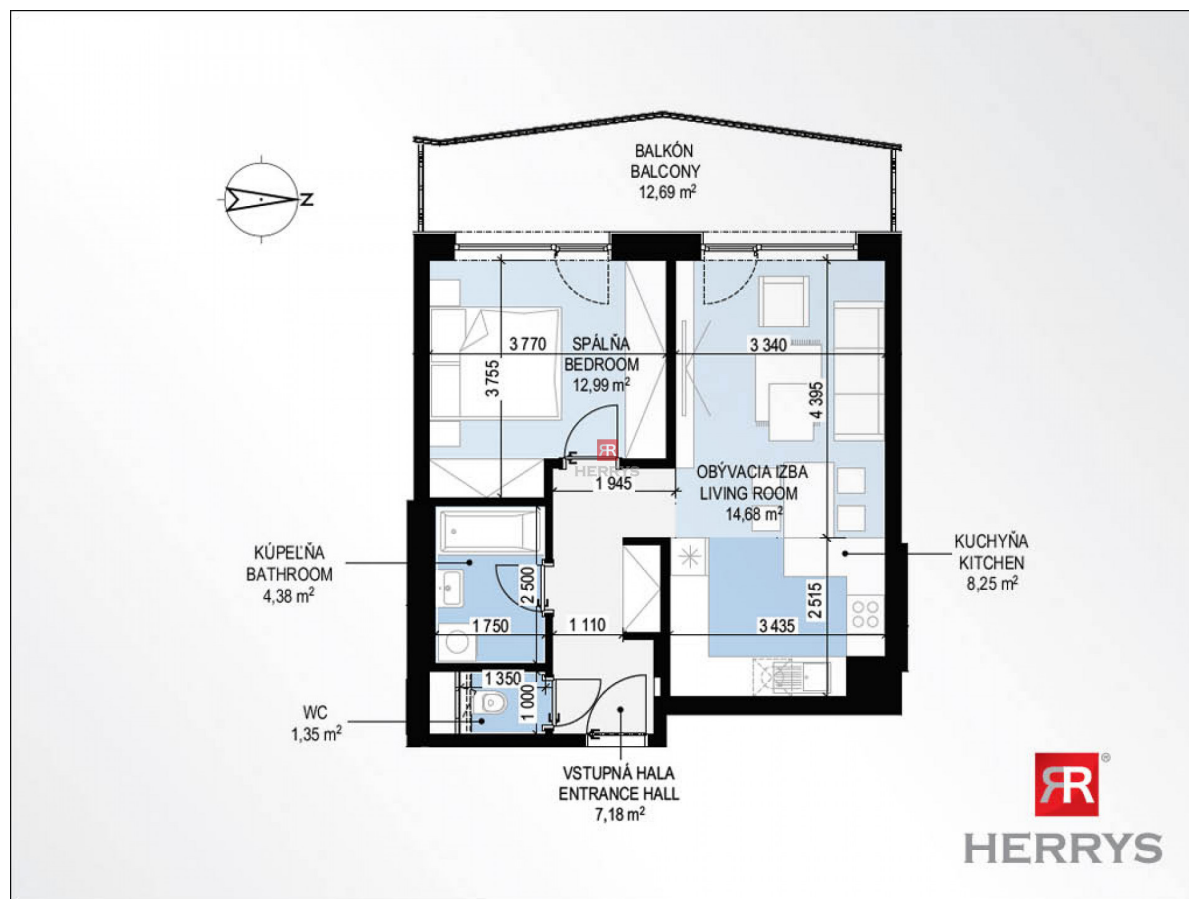
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