

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

**316 000 €**



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 3-ROOM APARTMENT IN THE DEVELOPMENT PROJECT POD VINICOU IN THE CITY PART OF BRATISLAVA - NOVÉ MESTO

Real estate agency HERRYS offers exclusively for sale a pleasant 3-room apartment with a loggia in the development project UNDER VINICOU, near Námestí Biely Kríž. The apartment is located on the 2nd floor of an apartment building out of a total of four. The loggia of the apartment is oriented to the west with a beautiful view of the park and the foothills of the Little Carpathians. The apartment includes a cellar and one indoor parking space in the underground garage. The apartment is sold in a standard version, which is included in the price. The residential project is approved, the completed building is currently being registered in the real estate cadastre.

Total useful area of the apartment: 94.76 m<sup>2</sup> (apartment 72.13 m<sup>2</sup>, loggia 20.46 m<sup>2</sup>, cellar 2.17 m<sup>2</sup>)

### DISPOSITION

Apartment consists of an entrance hall, a separate wardrobe, a living room with a kitchenette, a bedroom, a children's room, a bathroom with a bathtub and a separate toilet. The apartment has a large loggia, accessible from every living room. Right next to the apartment there is a corresponding cellar.

### LOCALITY

pleasant environment in the Biely Kríž locality, which is characterized by rich greenery and stable low-rise buildings in close proximity are a post office, school, kindergarten, supermarket, restaurants, sports complex Mladá Garda, popular cultural center Nová Cvernovka tram stop on Račianská street is within 5 minutes walk, excellent access to the city center- Bratislava Vinohrady railway station is located nearby nearby forest offers many hiking trails to the



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## Little Carpathians

### BENEFITS

brand new apartment in an approved project

high-quality materials

preparation for air conditioning and external blinds

floor heating standard equipment in the whole apartment

separate walk-in closet room

loggia oriented to the west in

environment full of greenery

brick cellar on the same floor, right next to the apartment

reserved parking space in the underground garage directly under the apartment building

close proximity to the public transportation

### PRICE



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316.000 EUR

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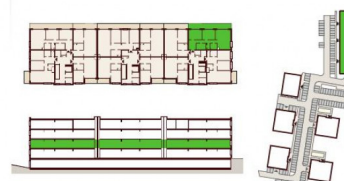
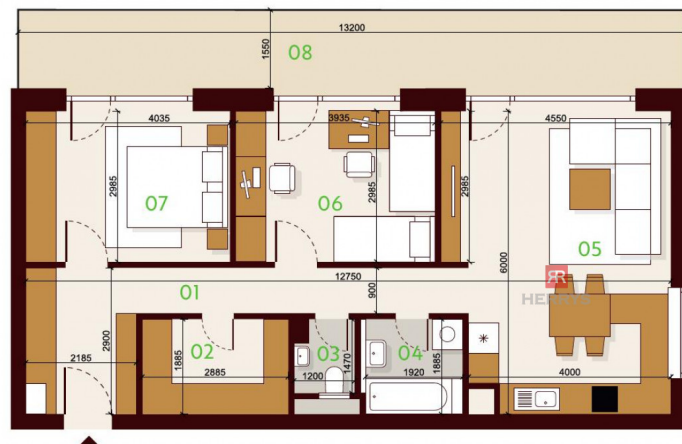
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H2-3

### 3-izbový byt 2. podlažie

Budova	H
Podlažie	2
Byt	3
Počet izieb	3

01 Chodba	12,25 m <sup>2</sup>
02 Šatník	5,44 m <sup>2</sup>
03 WC	1,62 m <sup>2</sup>
04 Kúpeľňa	3,77 m <sup>2</sup>
05 Obývacia izba + kuchynský kút	25,26 m <sup>2</sup>
06 Izba	11,75 m <sup>2</sup>
07 Izba	12,04 m <sup>2</sup>
Plocha bytu	72,13 m <sup>2</sup>
08 Balkón	20,46 m <sup>2</sup>
<b>Celková plocha</b>	<b>92,59 m<sup>2</sup></b>



- Laminátové podlahy
- Dlažba
- Roštová podlaha (decking)

Uvedené rozmery sú predbežné a nemusia sa zhodovať s realizáciou.  
Riadenie zariadenia je ilustračné.

**POVINICOU**  
Obytný súbor POD VINICOU:  
Skalická cesta | 831 02 Bratislava

**HERRYS** Predaj bytov:  
Realitná kancelária HERRYS  
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