

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

**264 000 €**



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 PRACTICALLY DESIGNED 3-ROOM APARTMENT IN THE POD VINICOU PROJECT

The real estate agency HERRYS exclusively offers for sale a very practically designed 3-room apartment with a balcony at an unbeatable price, in the completed development project Pod Vinicou, located in the pleasant Biely Kríž area at the foothills of the Carpathians. The apartment is situated on the 2nd floor of a four-story residential building. The apartment comes with a storage room, located on the same floor as the apartment, right next to it, and an indoor reserved parking space in the shared garage under the building. The garage parking space is prepared for the possible installation of an electric charger, connected to the apartment's electrical panel. The apartment is sold in standard finish.

The apartment has an area of 75.39 m<sup>2</sup> - of which the living space is 66.34 m<sup>2</sup>, the storage room next to the apartment is 3.08 m<sup>2</sup>, and the balcony is 5.97 m<sup>2</sup>.

The apartment's standard features include 8mm Egger laminate flooring, Porta doors for the interior, gress tiles and cladding by Villeroy & Boch, and Villeroy & Boch sanitary ware as well.

The apartment's construction standard includes underfloor heating, preparation for air conditioning in every living room, preparation for electric exterior blinds, triple-glazed insulating windows, and fire-resistant security entrance doors.

The Pod Vinicou development project has a more intimate character due to its enclosed area and low-rise residential buildings, with a maximum of 5 floors.

## DISPOSITION

The apartment consists of three living rooms, a separate bathroom with a bathtub, a separate toilet, and a walk-in closet.



**Ing. Klaudia Jánošová Michnová**

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Ad ID: KJM42

Business name: HERRYS s. r. o.



**H2-4**

**3-izbový byt  
2. podlažie**

Budova	H
Podlažie	2
Byt	4
Počet izieb	3
O1 Chodba	8,46 m <sup>2</sup>
O2 Šatník	3,61 m <sup>2</sup>
O3 Obyvacia izba + kuchynský kút	25,30 m <sup>2</sup>
O4 Izba	11,74 m <sup>2</sup>
O5 Izba	12,14 m <sup>2</sup>
O6 Kúpeľňa	3,77 m <sup>2</sup>
O7 WC	1,32 m <sup>2</sup>
Plocha bytu	66,34 m <sup>2</sup>
O8 Balkón	5,97 m <sup>2</sup>
<b>Celková plocha</b>	<b>72,31 m<sup>2</sup></b>




To the left of the entrance, there is a separate toilet and bathroom, and from the hallway, which has enough space for a built-in wardrobe, you enter directly into one of the two bedrooms. The bedrooms are spacious enough to accommodate a bed as well as a wardrobe. To the right of the hallway, there is a corridor where the separate walk-in closet is located on the right side with an area of almost 4 m<sup>2</sup>, and on the left is the second bedroom (children's room).

This corridor then leads into the living room connected to the kitchen corner, where the windows are placed on two sides. From this room, there is also access to the balcony.

A brick storage room with an area of 3.08 m<sup>2</sup> is located right next to the apartment, on the same floor as the apartment.

## LOCALITY

The district of Bratislava Nové Mesto - Biely Kríž is a sought-after location known for its abundant greenery, excellent access to the city thanks to tram connections, and great civic amenities.

In addition to its excellent city access, it also offers proximity to the Small Carpathians with plenty of green spaces, hiking, and cycling trails.

Within walking distance, you can find all necessary services such as a post office, school, kindergarten, supermarket, restaurants, sports facilities, and more.



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## BENEFITS

- Brand new apartment in a development project
- Preparation for air conditioning and external blinds
- Underfloor heating throughout the apartment
- High-quality apartment standards
- Spacious brick storage room providing ample storage space
- Reserved parking space in the shared garage beneath the building
- Electrical preparation for connecting an electric charger at the designated garage parking space
- Energy certificate A
- Green roofs within the residential building
- Fenced residential project
- Park and playground within the complex
- Excellent access to public transport stops (tram, bus)
- Complete civic amenities
- Close proximity to green areas

## PRICE

€264,000 + €16,000 for parking(The price includes professional services and the real estate agency's commission)The text and photos are original works and the property of the HERRYS real estate agency.

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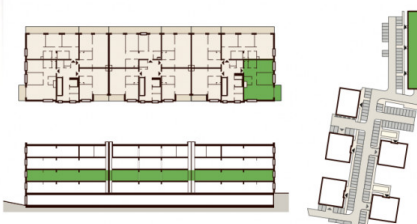


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