

# 1-bedroom apartment Kúpeľná, Bratislava-Staré Mesto

**315 000 €**



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 2I APARTMENT AT AN EXCEPTIONAL ADDRESS IN THE HISTORICAL CENTER OF BRATISLAVA

Real estate agency HERRYS offers exclusively for sale 2 room apartment 63,3 m<sup>2</sup> in a beautifully renovated house at an exceptional address right in the historical center of Bratislava- KÚPEĽNÁ ULICA.

### THIS APARTMENT CAN BE CONVERTED INTO A 3 ROOM APARTMENT BY CREATING A KITCHEN IN THE LIVING ROOM BY THE WALL WITH A WINDOW.

The apartment is located on the 2nd floor of a 4-storey apartment building, which has been completely renovated, water distribution and wiring have been changed and a new elevator has been built. As part of the reconstruction, balconies were built on some apartments, so it is possible to build a balcony overlooking the courtyard in this apartment.

APARTMENT: It has an area of 59.5 m<sup>2</sup> + cellar 3.8 m<sup>2</sup>. The apartment has new high quality wooden euro windows and a beautiful new entrance door, otherwise the apartment is in original condition. The advantage of the apartment is its own gas boiler.

DISPLAY: entrance hall, separate kitchen, bathroom, living room and bedroom

Monthly cost of the apartment - 145 EUR/ one person

The property is suitable for:

- for standard living for people who appreciate the atmosphere of the historical centre of the Old Town
- as a very profitable investment for long-term or short-term rent.



**Ing. Emil Matuška**

emil.matuska@herrys.sk

+421948904111

Ad ID: EM81

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## DISPOSITION

DISPLAY: entrance hall, separate kitchen, bathroom, living room and bedroom

## LOCALITY

Attractive location sought after by tourists right in the historical centre of Bratislava.

This location in the heart of the Old Town is ideal for people who want to own a property at an exceptional address in a beautifully renovated house right in the heart of the capital.

## BENEFITS

- **POSSIBILITY OF CONVERTING THE APARTMENT INTO 3 ROOMS**
- beautifully and well renovated apartment house
- attractive location right in the historical centre of Bratislava- KUPELNÁ ULICA
- new elevator in the house
- possibility to build a balcony in the apartment
- profitable investment suitable for long-term rental for VIP clients or short-term Airbnb
- in the apartment beautiful new euro windows and beautiful front door.
- 2 interior inner blocks

## PRICE

315 000 EUR ( including commission and legal service)



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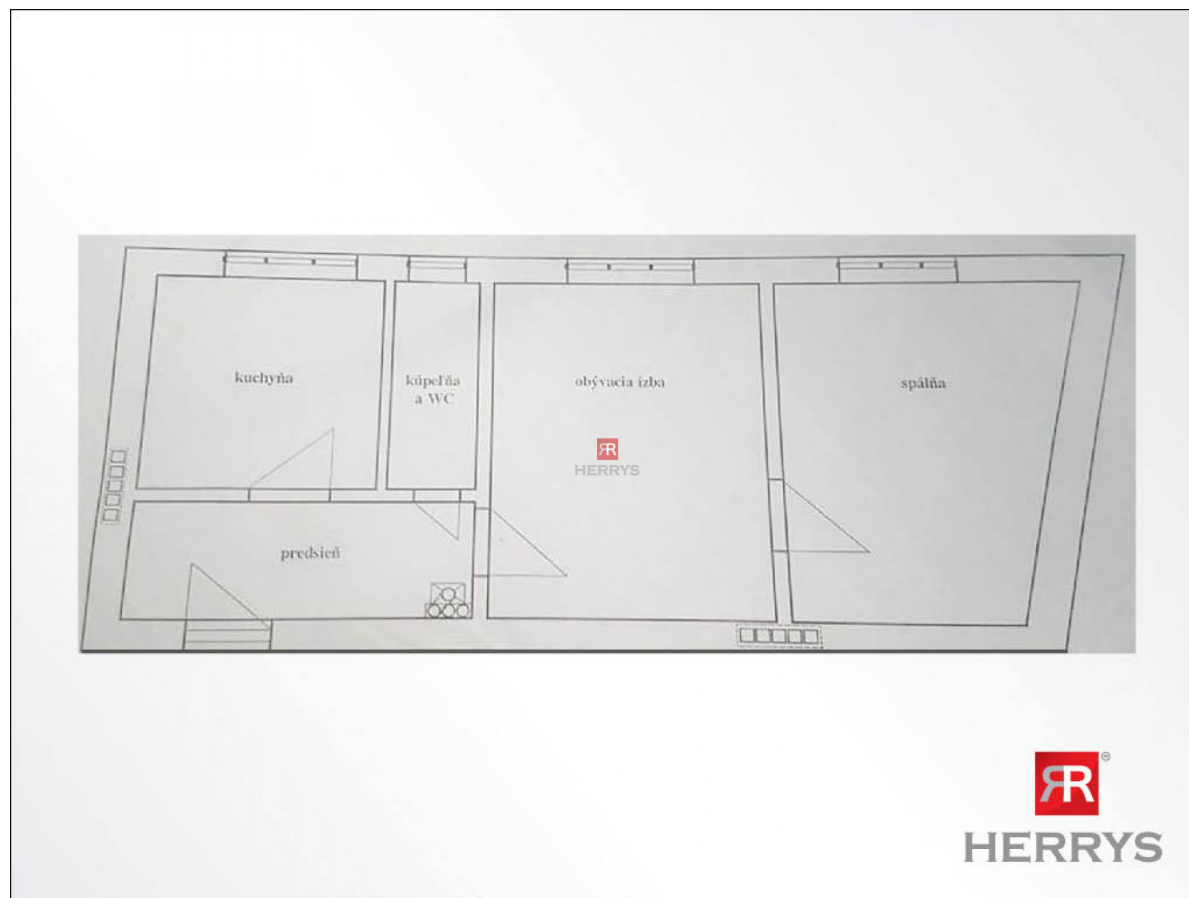
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