

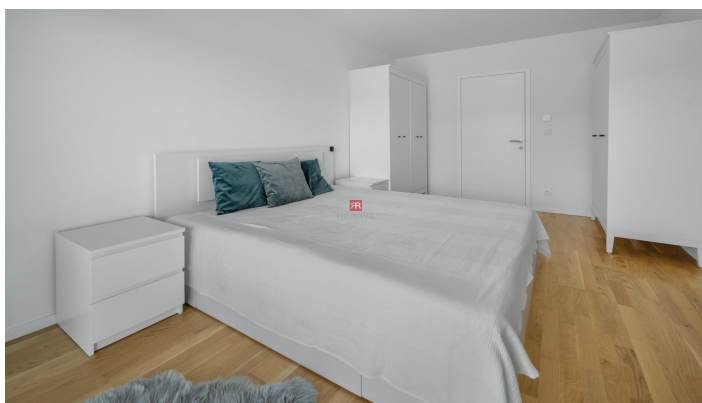
## 1-bedroom apartment Račianska, Bratislava-Nové Mesto

**280 000 €**



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 MODERN 2-BEDROOM APARTMENT IN A TIMELESS NEW BUILDING GUTHAUS.

Real estate agency HERRYS offers for sale a modern 2-bedroom apartment in a timeless new building GUTHAUS. The apartment has a spacious balcony with a nice view of the Carpathians. Located on the 6th floor (16 floors in total ) with elevator. The apartment also has a cellar on the same floor. The apartment is sold fully furnished with furniture and appliances. The apartment has ceiling cooling and heating. There is a dedicated garage parking space which provides hassle free parking. In addition, all residents have access to a garden courtyard with a barbecue, a self-service laundry room and a fully equipped bike storage. The apartment is available immediately.

Usable area: 59,99m<sup>2</sup> + balcony 19,39m<sup>2</sup>

Orientation: NW

Floor: 6th floor/ 16 floors

Monthly operating costs: 243EUR + ZSE

## DISPOSITION

The apartment has a very good layout - it consists of a spacious entrance hall with storage space, a living room connected to the kitchen and dining area with access to the balcony, a bedroom with storage space and exit to the balcony, a spacious bathroom with bathtub and a separate toilet.

## LOCALITY

The apartment is located in an attractive location with complete civic amenities in a new building GUTHAUS on Račianska street in the city district of Nové Mesto. The location provides complete amenities: shops Lidl and Billa,



**Ing. Michaela Ilavská**

michaela.ilavska@herrys.sk

+421 947 953 426

Ad ID: MI63

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



OMV, Tatra bank, McDonald's, restaurants, pharmacy and cafe directly in the complex. Near the apartment building there is public transport. The journey to the city centre takes only a few minutes by tram. The complex offers an outdoor playground, 500m long walking track, summer kitchen with barbecue right in the park in the complex. Nearby is the art and cultural centre Nová Cvernovka. For nature lovers, the Carpathian forests are nearby with great opportunities for cycling and walking. This makes it a great destination for quality city life.

## BENEFITS

- new building
- spacious balcony (19,39m<sup>2</sup>)
- latest technology
- ceiling cooling and heating
- aluminium windows with triple glazing
- reserved parking space in the underground garage
- room for bicycles
- outdoor bicycle racks
- self-service laundry
- summer kitchen with barbecue in the park
- close to public transport
- complete amenities in the vicinity

## PRICE



**Ing. Michaela Ilavská**  
michaela.ilavska@herrys.sk  
+421 947 953 426  
Ad ID: MI63

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



Apartment with cellar: 280.000EUR Indoor parking space: 25.000EUR

© The text and photos are the author's work and property of the real estate agency HERRYS.



**Ing. Michaela Ilavská**  
michaela.ilavska@herrys.sk  
+421 947 953 426  
Ad ID: MI63

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



**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