

## 1-bedroom apartment Gaštanová, Bratislava-Staré Mesto

**339 000 €**



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 2-ROOM APARTMENT WITH SPACIOUS, SUNNY TERRACE AND VIEWS IN THE HEART OF HORSKÝ PARK

The real estate agency **HERRYS** is exclusively offering for sale a **2-room apartment with a spacious sunny terrace** in a newly completed development **on Gaštanova Street in Horský Park**.

The apartment is located in a **new building with only 12 units**, featuring **its own underground parking garage**, and is situated on the 4th floor. The apartment has an area of 40.70 m<sup>2</sup>, complemented by a **sunny terrace** of 80.03 m<sup>2</sup> and a **storage room** of 3.19 m<sup>2</sup> in the building's basement.

The apartment is **sold as a shell unit**, which includes wall finishes in the living spaces, switches, low- and high-voltage wiring, and provisions for media connections and waste disposal.

### DISPOSITION

The apartment consists of a living area, a bedroom, a separate walk-in closet, and a bathroom with a toilet. The living area includes a living room, a kitchen section, and a dining space. Both the living room and bedroom have access to a spacious, sunny terrace facing south toward Senická Street. The bedroom provides space for a large built-in wardrobe and a double bed.

The French windows allow ample natural light into the apartment, offering beautiful views of the surrounding greenery or the quiet courtyard.

The apartment is sold as a shell unit, including wall finishes in the living spaces, switches, low- and high-voltage wiring, and provisions for media connections and waste disposal.



#### **Katarína Matzenauer**

katarina.matzenauer@herrys.sk

0947948950

Ad ID: GA04.A

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Option to purchase a garage or outdoor parking space.

## LOCALITY

The apartment is located in a new building with an entrance from Gaštanova Street. Visitor parking is available directly in front of the building on Senická Street.

The area is quiet with a rural character, yet it offers excellent access to the city center and the highway bypass. The trolleybus stop is within a 1-minute walk. The Romantika restaurant is located directly opposite the apartment building, and the elementary school on Dubová Street is a 3-minute walk away. Horský Park, perfect for leisure activities, is within a 10-minute walk, and tennis courts are a 5-minute walk away. The Yeme grocery store and Kaufland hypermarket are a 5-minute drive.

## BENEFITS

- Quiet residential area in a family-home zone
- New construction
- Spacious terrace with stunning views, ideal for seating and decorative arrangements
- Aluminum windows with triple-glazed insulation
- Air conditioning-ready
- Option to furnish the apartment according to personal preferences
- Underground parking garage
- Extra storage space in the building's basement
- Abundant greenery
- Quick access to the city center and excellent transportation connections to the city bypass



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- Nearby amenities

## PRICE

Apartment Price: EUR 369,000,-Option to purchase a garage or outdoor parking space.(Including professional service and agency commission)

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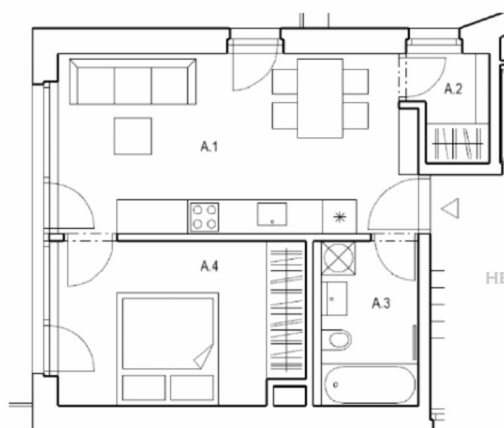
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REZIDENCIA  
HORSKÝ PARK

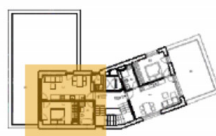
byt : **04.A**



 HERRYS

podlažie : **4.NP**  
počet izieb : **2 izbový**

BYT 04.A		
č.m.	Názov miestnosti	plocha [m <sup>2</sup> ]
A.1	Denný priestor	20,10
A.2	Šatník	2,50
A.3	Kúpeľňa + WC	5,50
A.4	Spáľňa	12,50
	Terasa	80,03
Spolu :		40,60



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