

1-bedroom apartment Skalická cesta, Bratislava-Nové Mesto

244 650 €



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 - 2-ROOMS APARTMENTS FOR SALE IN A RESIDENTIAL PROJECT POD VINICOU

The real estate agency **HERRYS** offers **exclusive two-room apartments with a balcony for sale in the residential project POD VINICOU**. The project is located in the Bratislava - Nové Mesto district, in a pleasant, green environment at the foothills of the Little Carpathians, in the sought-after Biely Kríž area. The apartments are situated on the 2nd, 3rd, and 4th floors of a five-story residential building. Each apartment includes a storage unit located on the same floor as the apartment. Two of the apartments (on the 2nd and 3rd floors) have an outdoor parking space, while one apartment (on the 4th floor) has an individual garage parking space on the ground floor of the residential building. The apartments are sold in standard finish.

APARTMENTS

- Two-room apartments (1-bedroom)
- Standard features include underfloor heating, provisions for air conditioning, external blinds, triple-glazed windows, laminate flooring, tiles, bathroom fixtures, wall tiles, interior doors with frames, and fire-resistant security entrance doors.

2nd Floor

- Total usable area: 69.29 m² (55.56 m² apartment + 8.53 m² balcony + 3.20 m² storage unit)
- Price: €250,950 + outdoor parking space: €13,800

3rd Floor

- Total usable area: 66.21 m² (55.54 m² apartment + 8.53 m² balcony + 2.14 m² storage unit)
- Price: €244,650 + outdoor parking space: €13,800



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4th Floor

- Total usable area: 66.21 m² (55.54 m² apartment + 8.53 m² balcony + 2.14 m² storage unit)
- Price: €247,800 + individual garage parking: €23,400

DISPOSITION

The apartments consist of an entrance hall, a living room connected to a kitchenette, a bedroom, a bathroom, and a toilet. The apartments also feature a spacious balcony.

LOCALITY

A pleasant environment in the sought-after location of Biely Kríž, which is characterized by **greenery** and **stable low-rise buildings**. The post office, school, kindergarden, supermarket, restaurants, Mladá Garda sports complex, popular cultural center Nová Cvernovka are within walking distance.

The tram stop on Račianska street is a few minutes' walk away, which ensures excellent accessibility to the city center. **The Bratislava - Vinohrady railway station** and numerous **hiking and cycling trails in the Little Carpathian** area are nearby.

The residential **project POD VINICOU** consists of **6 apartment buildings** with a maximum of 5 floors. There are a **total of 157 residential units** in the newly created residential complex, while the number of them in individual houses will be relatively low, which promises **a cozy style of living with a pleasant family atmosphere**. The complex includes **a park full of greenery with a relaxation zone and a children's playground**. The new complex was created in the built-up zone of the Nové Mesto - Biely Kríž location, which is close to the nature as well as to the city.



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BENEFITS

- Brand-new apartments in a recently approved residential project
- Excellent layout with spacious balconies
- Air conditioning and provisions for external blinds
- Underfloor heating throughout the apartments
- Standard equipment with high-quality materials – Egger 8 mm laminate flooring, Porta doors for interior doors, tiles, wall cladding, and sanitary ware by Villeroy & Boch
- Spacious storage unit on the same floor
- The residential building is constructed to energy standard A, ensuring significant energy cost savings
- Low number of apartments in the building

PRICE

Apartment on the 2nd Floor: €250,950 + outdoor parking space: €13,800 Apartment on the 3rd Floor: €244,650 + outdoor parking space: €13,800 Apartment on the 4th Floor: €247,800 + individual garage parking: €23,400

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