

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

**263 681 €**



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 terrace or 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 1st and 2nd floors of a five-story residential building. Each apartment includes an outdoor parking space. The apartments are **sold in standard finish**.

### APARTMENTS

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

### 1st Floor

- Total usable area: 67.93 m<sup>2</sup> (51.53 m<sup>2</sup> apartment + 16.40 m<sup>2</sup> terrace)
- Price: €263,681.25 + outdoor parking space: €15,990

### 2nd Floor

- Total usable area: 63.30 m<sup>2</sup> (51.53 m<sup>2</sup> apartment + 8.60 m<sup>2</sup> balcony + 3.17 m<sup>2</sup> storage unit)
- Price: €267,986.25 + outdoor parking space: €15,990

### 2nd Floor

- Total usable area: 63.01 m<sup>2</sup> (53.87 m<sup>2</sup> apartment + 5.97 m<sup>2</sup> balcony + 3.17 m<sup>2</sup> storage unit)
- Price: €264,757.50 + outdoor parking space: €15,990



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## 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/terrace.

## 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, kindergarten, 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.

## BENEFITS

- Brand-new apartments in a recently approved residential project



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- Excellent layout with spacious balconies/terraces
- 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 units
- 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 1st Floor: €263,681.25 + outdoor parking space: €15,990 Apartment on the 2nd Floor: €267,986.25 + outdoor parking space: €15,990 Apartment on the 2nd Floor: €264,757.50 + outdoor parking space: €15,990

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