

## 3-bedroom apartment Okánikova, Bratislava-Staré Mesto

**890 000 €**



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 A HIGH STANDARD 3 BEDROOM APARTMENT WITH TERRACE IN THE RESIDENCE SOKOLSKÁ

**HERRYS real estate agency** offers **exclusively** for sale a **superior and spacious** 4-room apartment in the **Sokolská residence** on Okánikova Street, in the Old Town area. It is located on the 2nd/7th floor with an orientation to the north and south in an apartment building with an elevator. It is sold furnished with **high-quality custom-made built-in furniture from BRIK (including a built-in Liebherr wine refrigerator), a Stopka kitchen with Miele appliances, 2 wardrobes and furniture in the living room and master bedroom.** The apartment has an **excellent internal layout**, offers plenty of storage space in the form of two large wardrobes and has a separate separate kitchen with access to the balcony. The second balcony is accessible from the master bedroom. The spacious terrace is accessible from the living room and offers the opportunity to rest and relax with a view of the green garden. The apartment has **underfloor heating**, exterior blinds on the windows and air-conditioned rooms. There is a cellar and two indoor parking spaces in the garage next to each other. **The price for one parking space is 40,000 EUR.**

plot area: 163,29 m<sup>2</sup> (flat 141,65 m<sup>2</sup> + terrace + 2x balcony together 21,46 m<sup>2</sup>)

orientation: north and south

monthly utility costs for 4 people: 300 EUR + electricity

### DISPOSITION

entrance hall, wardrobe, kitchen with access to the loggia, master bedroom with wardrobe and bathroom with shower and access to balcony, hallway, living room with access to big terrace, two separate rooms, separate laundry room with washing machine and dryer (Miele) and built-in shelves, bathroom with tub and separate wc



#### Miroslav Daněk

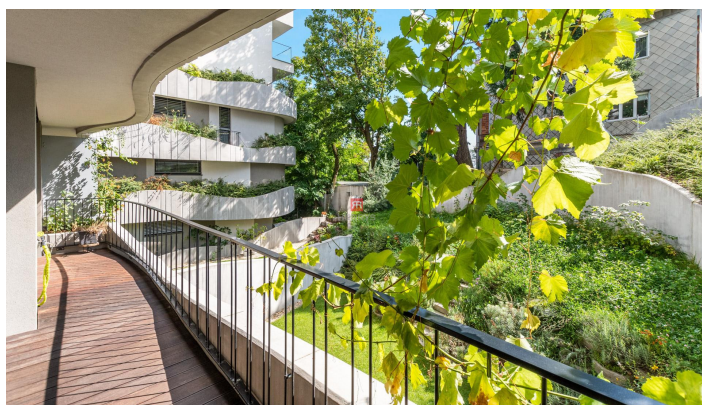
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## LOCALITY

Sokolská Street is located in a quiet street of the Old Town with excellent access to the city center as well as to the highway bypass. Within walking distance is a mountain park, Calvary and the main train station

## BENEFITS

- attractive new building
- air conditioning in every room (air conditioning units are located outside the apartment)
- the apartment is furnished with quality furniture and appliances
- underfloor heating
- wooden floor
- intelligent light system by Philips
- Toilet with urinal and built-in/integrated bidet by Villeroy & Boch
- exterior blinds
- spacious terrace + 2 balconies
- two reserved park. places
- two bathrooms
- 2x wardrobe
- greenery around the apartment block

## PRICE

890.000,- EUR flat + 2x 40.000,- EUR parking places (including professional service and real estate commission)



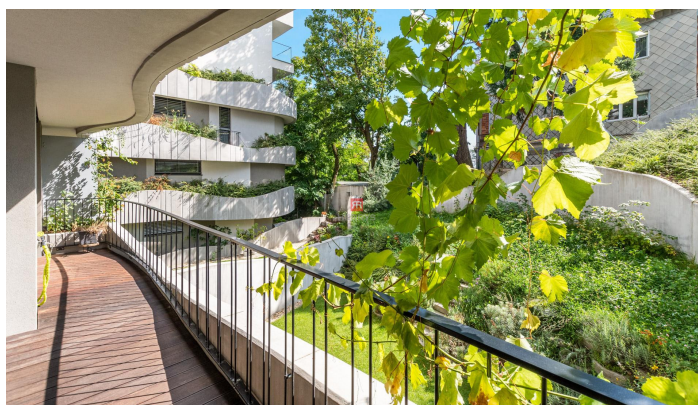
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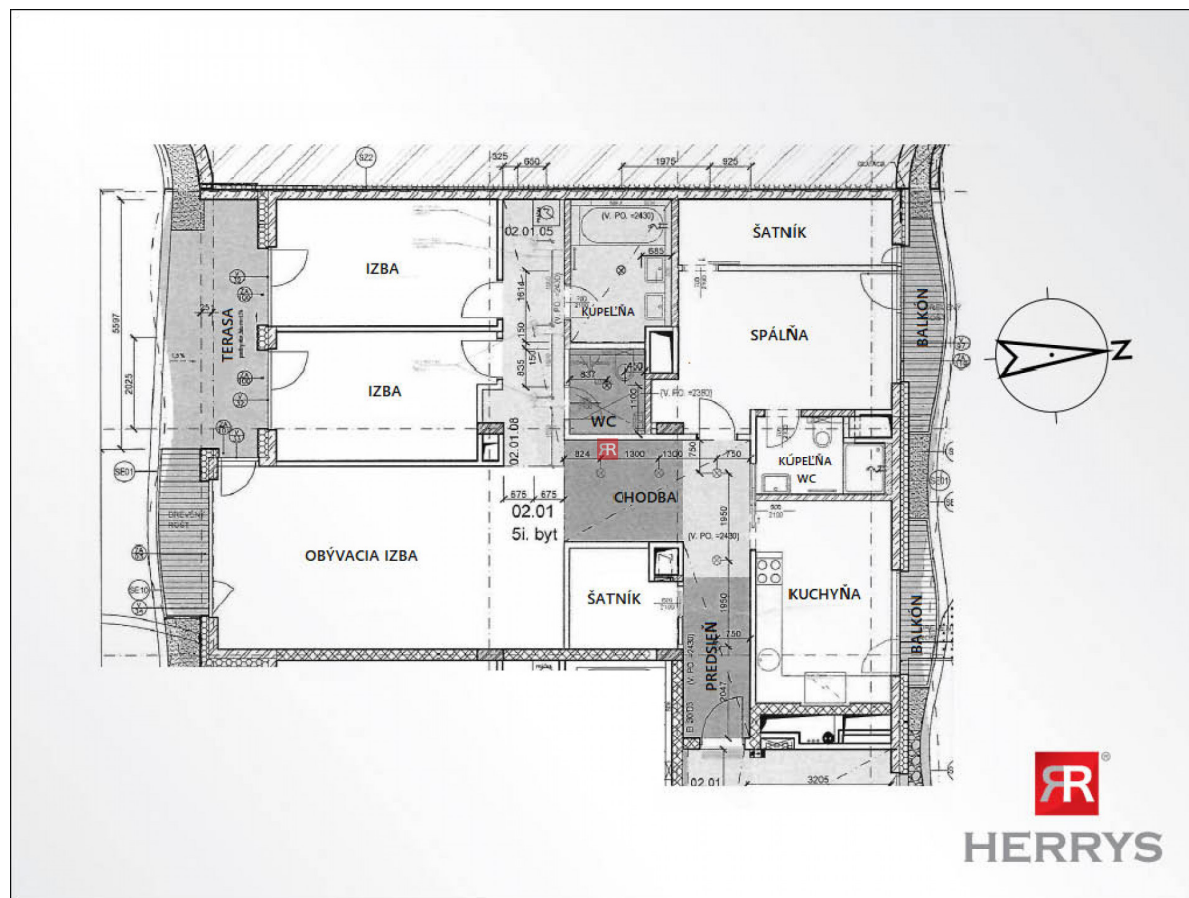
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