

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

**315 000 €**



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 BEDROOM APARTMENT IN NEW BUILDING PANORAMA CITY

The real estate agency HERRYS offers a two-room apartment for sale on the 21st floor of 33 in the newly built Panorama City on Landererova Street in the heart of Bratislava. The apartment is located in Tower II and offers a beautiful view of the Danube River and the new Eurovea Tower downtown area. A storage unit of 2.36 m<sup>2</sup> is included with the apartment.

Usable area: 59.43 m<sup>2</sup> (apartment: 53.55 m<sup>2</sup> + loggia: 5.88 m<sup>2</sup>)

Orientation: East, facing the courtyard

The apartment is sold fully furnished, including a kitchen with appliances, built-in furniture, and air conditioning. Other movable furnishings are negotiable.

High standard materials: Aluminum windows with large-format panoramic glass panels, thermally insulated double-glazing with acoustic insulation, wooden floors, high-quality sanitary ware, and tiling.

The apartment is currently rented, with the option to purchase it with the tenant in place or for personal use. The property is free of encumbrances.

## DISPOSITION

The apartment consists of an entrance hall with storage space, living room with kitchen and access to the loggia, 1 separate bedroom, bathroom, toilet, loggia. Closer floor plan.

Among other things, the apartment has a high standard - aluminum windows with large-format panoramic glass panes, with thermal insulation double glazing with acoustic attenuation, wooden floors, quality sanitary ware and tiles. Separate reception with 24-hour operation for each residential building, parking space in the garage monitored by a



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camera system.

## LOCALITY

The Panorama City project has a 24-hour reception. Directly in the project there are YEME food, drugstore, restaurant, cafe. Nearby is OC Eurovea, the historic center of the Old Town, the promenade connected to the Danube.

## BENEFITS

- unique views
- new building
- 2x air conditioning
- right in the center by the Danube
- security doors
- reception in an apartment building
- functional layout
- cellar
- 1x parking space

## PRICE

315.000 EUR + 40.000 parking space

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**PŮDORYS/FLOOR PLAN**

str. 10

PŮDORYS FLOOR PLAN	POSCHODIE FLOOR	OBYTNÉ MIESTNOSTI ROOMS	INTERIER INTERIOR	EXTERIER EXTERIOR
6	5 - 28	2	54,07 m <sup>2</sup>	2,49 m <sup>2</sup>



1:100 1m 2m 3m 4m 5m 6m

1. PRÍDEJNÁ HALL	3,46 m <sup>2</sup>
2. OBYVACIA OBŽIVNÁ MIESTNOSŤ	26,09 m <sup>2</sup>
3. KUCHYŇA	3,96 m <sup>2</sup>
4. SPALŇOVNÁ MIESTNOSŤ	14,15 m <sup>2</sup>
5. KÚPEĽNÁ - WC/BATHROOM + TOILETTE	6,41 m <sup>2</sup>
6. LOGGIA	2,49 m <sup>2</sup>



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