

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

**Price in EA**



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



## FOR RENT, SPACIOUS 2 BEDROOM FLAT WITH PANORAMIC VIEW ON DANUBE

Real estate agency HERRYS offers for sale a spacious apartment with a superior design, which was created by connecting two residential units (originally 4 room apartment and 1 room apartment) on 29 floors in the new building PANORAMA CITY on Landererova street in the center of Bratislava.

The apartment is located in Tower II (closer to the theatre) and offers a beautiful view of the Danube and the Old Town panorama.

The apartment has two cellars (4 m<sup>2</sup> + 2 m<sup>2</sup>) and two garage spaces.

The property has a usable area of 145 m<sup>2</sup> (floor area 136 m<sup>2</sup> + loggia 6, 90 m<sup>2</sup> and a second loggia 2,50 m<sup>2</sup>) Closer floor plan.

The apartment is characterized by a high standard and fixtures and fittings:

- wooden oak floor (thickness 220 mm)
- Italian gres flooring (kitchen, bathroom and toilet)
- kitchen with BORA and MIELE appliances
- kitchen countertop made of SILESTONE stone
- unique and design sink in the bathroom
- built-in air conditioning with temperature control in the apartment
- built-in custom-made furniture

The apartment is freshly painted, tidy and available.

## DISPOSITION

The apartment consists of entrance hall with storage space, living room with kitchen and dining area and access to loggia, 1x double bedroom with wardrobe, children's room, 2x bathroom with shower, 2 x toilet, loggia. Closer plan. The apartment also has high standards - aluminum windows with large-format panoramic glass panels, heat-insulated



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double-glass with acoustic attenuation, wooden floors, quality sanitary ware and tiles. Separate reception with 24-hour service for each residential building, parking garage monitored by the camera system.

## LOCALITY

Panorama City has a 24-hour reception. Directly in the project there is a grocery YEME, a children's clinic, a restaurant, a cafe. In the vicinity there is OC Eurovea, OC NIVY, the historical centre of the Old Town, a promenade connected with the Danube. Excellent access to the motorway bypass.

## BENEFITS

- unique views
- new above-standard design
- right in the center of the Danube
- 2 x garage parking place
- security doors
- air conditioning functional disposition

## PRICE

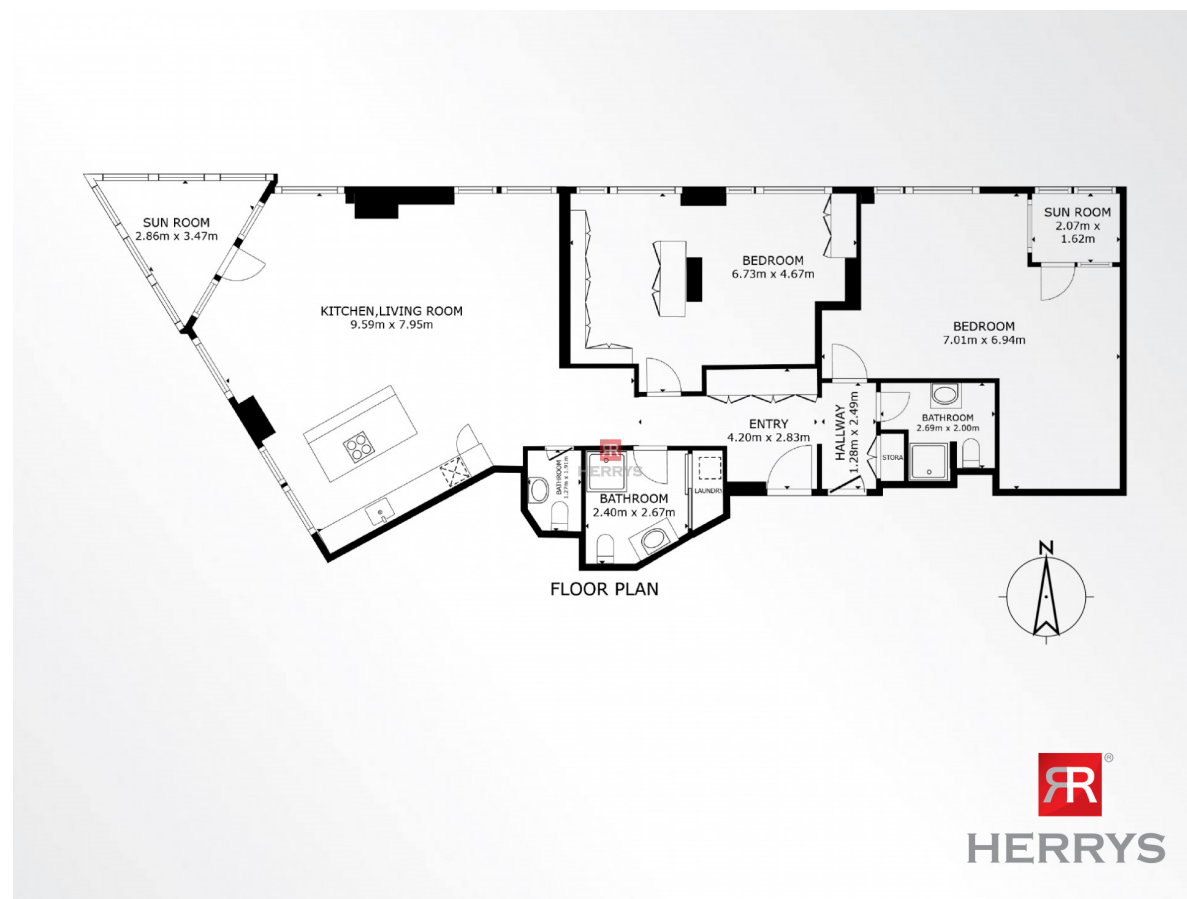
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