

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

**319 000 €**



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 3-ROOM APARTMENT AFTER COMPLETE RECONSTRUCTION IN THE OLD TOWN

Real estate agency HERRYS offers exclusively for sale 3 room apartment after complete reconstruction on Jelenia street in a historic building from 1903. The apartment is located on the 2nd floor (3NP) in a superstructure completed in 2018. Above the apartment there is still 1 floor of apartments, so it is not an attic space. The apartment is oriented both east (living room with kitchen) and west (bedroom and children's room). The children's room can be easily partitioned with 1 partition to create a fourth room suitable either as a children's room, wardrobe or study. The apartment is heated by its own gas boiler. There are only 9 units in the apartment building, which guarantees plenty of privacy for the future owner. The apartment is sold partly furnished with built-in furniture. The apartment building has a common garden.

There is hassle-free parking at the apartment building within the residential parking.

Low operating costs: maintenance 68EUR, SPP: gas 38EUR electricity 31EUR

### DISPOSITION

Entrance hall, spacious bathroom, bedroom, children's room, living room connected to the kitchen.

### LOCALITY

Jelenia Street is located in an attractive part of the Old Town, which combines excellent accessibility, complete civic



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amenities and a pleasant environment for living. This location is ideal for those who are looking for comfortable living close to the centre, but at the same time want to enjoy a quieter atmosphere.

**Accessibility** - Excellent accessibility to the city centre and main transport routes. Proximity to public transport stops, train and bus stations ensures convenient travel.

**Amenities** - There are schools, kindergartens, shops, restaurants, health centres and other services in the vicinity, which guarantee comfortable living.

**Quiet atmosphere** - Despite the proximity to the centre, Jelenia Street offers a quiet and safe environment with plenty of greenery.

**Leisure opportunities** - Nearby parks, cycle paths and sports grounds offer space for active recreation. There is also a wide range of cultural and social events in the area.

This location is an ideal choice for individuals, families and investors looking for a combination of convenience, accessibility and a pleasant environment.

## BENEFITS

- complete reconstruction
- bright apartment
- great location
- good amenities



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- apartment in a renovated historic building
- few apartments in the apartment building
- low operating costs

## PRICE

319 000 EUR

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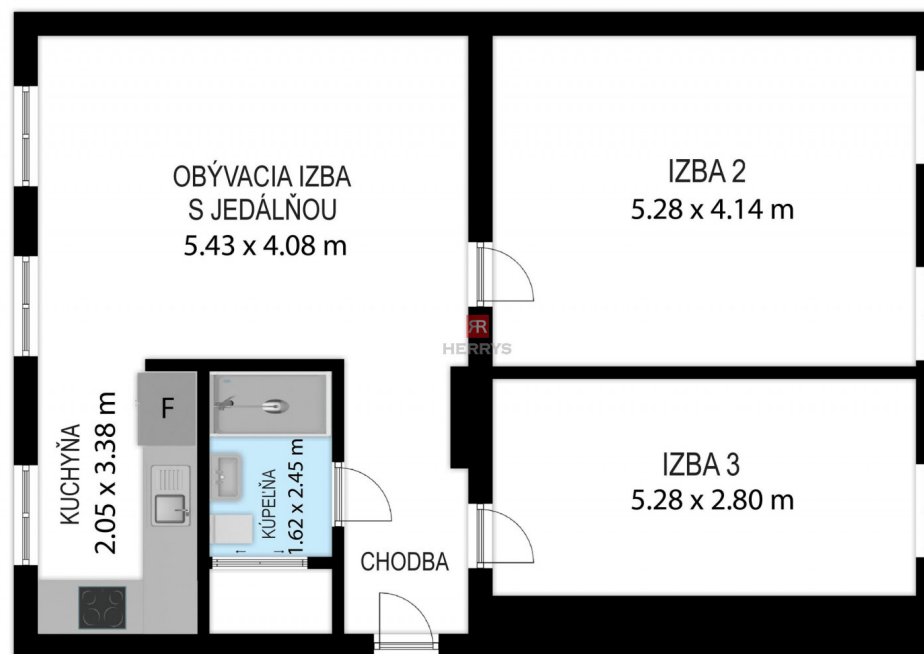


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## SCHÉMATICKÝ 2D PÔDORYS



JELENIA 3147/17, 811 05, BRATISLAVA

