

## 1-bedroom apartment Trhová, Bratislava-Dúbravka

**290 000 €**



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 2KK APARTMENT (97M2) WITH A TERRACE AND THE POSSIBILITY OF CHANGE INTO A 3 ROOM

**HERRYS offers for sale a spacious 2-bedroom apartment with a generous area of up to 97.51 m<sup>2</sup> of which the terrace - 8.19 m<sup>2</sup>.** Located in a modern new building Dubravia from 2015 on Trhova street in Dúbravka. The apartment is situated on the 5th floor of the total 8 and offers the possibility of **easy conversion into a 3-room**. Kobka to the apartment is located on the ground floor of the apartment building. The apartment is modernly furnished, the terrace is in the hot summer months provides with its orientation and layout a perfect place to relax. The apartment is sold fully furnished. The Dubravia project emphasizes the connection of modern living in high standard and is located in a popular part of Dúbravka.

**The apartment is also sold an indoor parking space with on -2 floor for 30 000 €**

- Usable area: 97,51 m<sup>2</sup> (apartment 89,32 m<sup>2</sup> + loggia 8,19 m<sup>2</sup> + cellar 1,56 m<sup>2</sup>)
- Orientation: NW and E
- Floor: 5th floor / 7 floors in total (with elevator)
- Monthly operating costs: 189 EUR management fee, 30 EUR electricity

### DISPOSITION

Entrance hall with wardrobe, from which we get into a large space in which we have on the left side kitchen with pantry entrance to the terrace and on the right side living room with dining area. From the living room we get to a



**Mgr. Juraj Opálka**  
juraj.opalka@herrys.sk  
0947948905  
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separate bathroom and wc. Through the same corridor we get to the bedroom, which has windows to two sides

The apartment building has 20 reserved outdoor parking spaces. It also has wheelchair access and two lifts.

## LOCALITY

The location provides full civic amenities (Billa, Tatrabanka, school, British international school, cafes, restaurants, various other services). Connection to D2 is located 3 minutes from the apartment building.

## BENEFITS

- Generous area of 90 m<sup>2</sup> - a superior space for comfortable living
- Fully furnished - just move in
- Possibility of conversion to a 3-room apartment
- Modern new building - excellent technical condition
- Desirable location in Dúbravka - complete amenities within easy reach

## PRICE

PRICE APARTMENT - 290 000 € PRICE PARKING - 30 000€

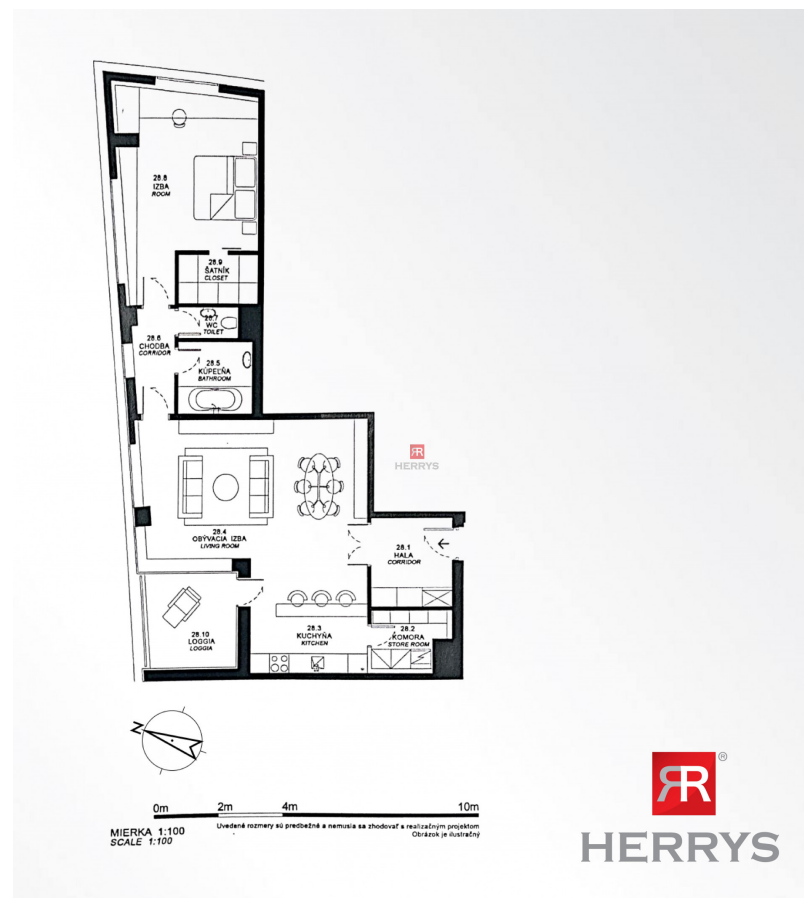
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