HERRYS
finally at home

2-bedroom apartment
Bezručova, Bratislava-Staré Mesto

1 500 000 €

HERRYS - FOR SALE A LUXURIOUS 3-ROOM APARTMENT IN AN EXCEPTIONAL LOCATION NEAR THE BLUE CHURCH

HERRYS real estate agency offers for sale a unique 3-room apartment in an attractive location in the city center with a view of the Blue Church. This extremely luxurious apartment with an area of 138.51 m2 located on the 5th floor in an apartment building with an elevator (out of a total of 5) offers you everything that will meet your expectations. The spacious terrace (13.80 m2) offers a unique view directly of the Blue Church, the Castle and even the UFO; the balcony (4.11 m2) is oriented towards the inner block. The uniqueness of this apartment is its stylish furnishings and thoughtful layout. Technical information: interior surface finishes: trowel plaster and wooden cladding, all interior doors are wooden and rebateless, the windows are made of high-quality aluminum with vacuum finish, the windows have external aluminum blinds and internal electric roller shutters, of course there is heat recovery and air conditioning, underfloor heating, the apartment has a separate toilet and a bathroom with a free-standing bathtub, shower and another toilet. From the bathroom you can also enjoy the view of the Blue Church and it is accessible from both bedrooms. The kitchen has all electrical appliances built in, there are two refrigerators and two freezers. The electric hob is also built in with an extractor fan in the kitchen island.

Total area 159.57 m2: 138.51 m2 apartment, 13.80 m2 terrace, 4.11 m2 balcony, 3.15 m2 cellar Orientation of the apartment: Z entire apartment, J (children's room), S (part of the kitchen) The apartment is sold furnished, with the exception of the statue on the terrace and the brown leather armchair in the living room. The apartment includes two parking spaces in the underground garage and a brick cellar (3.15 m2) in the basement.

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DISPOSITION

From the entrance hall you enter a separate spacious wardrobe, opposite there is a separate toilet with a washing machine and dryer. Spacious living room with access to the terrace, dining area and large kitchen. From another hallway lined with a flower wall there is an entrance to the bedroom, separate wardrobe and another bedroom. The bathroom is accessible from both bedrooms.

LOCALITY

The location near the Blue Church in Bratislava is one of the most sought-after and attractive places for living and doing business. It is located in the historical center of the city, in the Old Town, where an ancient atmosphere combines with modern city life. This area is known for its architecture, narrow streets and proximity to major monuments, such as the Blue Church itself - one of the most beautiful Art Nouveau buildings in Bratislava. The surrounding area offers excellent civic amenities with a number of cafes, restaurants, shops and cultural institutions. Another advantage is the proximity of the Danube embankment and Eurovea, which provide a pleasant environment for relaxation and leisure activities. Transport accessibility is excellent in this location, with easy access to public transport and walking distance to the main transport hubs. Living in this area is especially popular among people looking for a combination of historical charm and dynamic city life.

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BENEFITS

- exceptional location on the Danube
- embankment unforgettable view of the Blue Church, UFO and the castle directly from the living room, bathroom and both bedrooms
- quality materials used - concrete, wood, aluminum vacuum windows
- top-of-the-line built-in appliances
- air conditioning and heat recovery
- electric external aluminum blinds electric internal roller
- shutters perfectly thought-out interior lighting
- two garage spaces
- brick cellar
- great accessibility to the city
- complete civic amenities

PRICE

1,500,000 EUR (including real estate agency commission and complete legal services)

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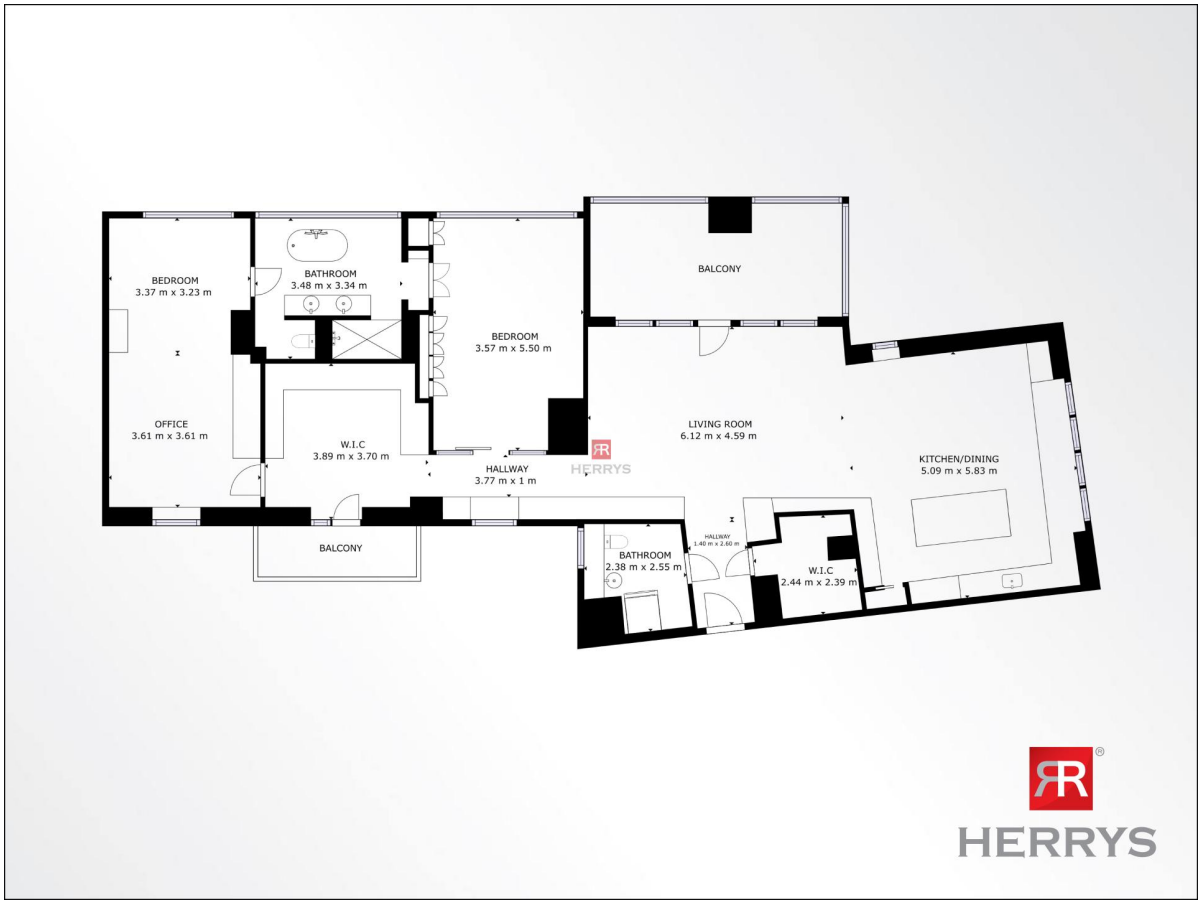
BEDROOM
3.37 m x 3.23 m
BATHROOM
3.48 m x 3.34 m
BEDROOM
3.57 m x 5.50 m
BALCONY
OFFICE
3.61 m x 3.61 m
W.I.C
3.89 m x 3.70 m
HALLWAY
3.77 m x 1 m
LIVING ROOM
6.12 m x 4.59 m
KITCHEN/DINING
5.09 m x 5.83 m
BALCONY
BATHROOM
2.38 m x 2.55 m
HALLWAY
1.40 m x 2.60 m
W.I.C
2.44 m x 2.39 m
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