4-bedroom apartment
Drotárska cesta, Bratislava-Staré Mesto

800 000 €

FOR SALE, AN EXCEPTIONAL 5-ROOM APARTMENT IN A BEAUTIFUL LOCATION NEAR THE HORSKY PARK

HERRYS real estate agency offers exclusively for sale a **spacious 5-room maisonette apartment** in a sought-after location **near Horský Park**.**An attractive location and a serviced closed area** are all the main attributes of the exceptionality of this apartment.

The apartment is located on the **3rd and 4th floors** of a 4-story brick apartment building built in 1999. There are only 7 apartments in the house.

Technical data about the apartment: own boiler for heating and hot water heating, underfloor heating on the lower floor, new plate radiators on the upper floor, security entrance door, wooden parquet floors, new alluminium-wooden windows , high-quality sanitary facilities, kitchen , a brick cellar in the basement of the house .

The apartment has **2 loggias and 1 beautiful terace** of 11,6m2

Parking is directly in the basement of the residential building, there are 2 parking spaces available.

The apartment is sold with furniture and equipment that is in the apartment.

Useful area of the apartment 1**88,63 m2: aprt .**186,92 m2, cellar 1,71 m2

Orientation: W

DISPOSITION

- Entrence hall
- Living room with fireplace
- 4 bedrooms
- The kitchen
- 2 Separate WC

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- 1 bathrooms
- Wardrobe
- Technical room - chamber
- 2 parking spaces in the basement of the apartment building
- Brick cellar in the basement of the apartment building

LOCALITY

The apartment is located in the attractive location of Horský park. This location is one of the most sought after within the Old Town.

Excellent transport accessibility - a few minutes' walk to the city center, public transport stop in the immediate vicinity.

Complete civic amenities - nearby shopping opportunities (YEME, Krai) and several excellent restaurants and cafes (Restaurant Parlament, Albrecht, Italian restaurant Da Andrea). Premium private school Cambridge within walking distance, as well as renowned schools on Mudroňová and Dubová streets.

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BENEFITS

- Spacious 5-room maisonette apartment in a sought-after location Horsky park
- Closed area
- Privacy due to the small number of apartments in only a 4-story brick apartment building
- Beautiful, well-kept greenery around the apartment building
- Own boiler for heating and hot water heating
- 2 parking spaces in the basement of the building
- Brick cellar in the basement of the house
- Excellent transport accessibility and complete civic amenities

PRICE

800 000 € (including professional service and fee of real estate agency)plus 2 parking places: total 70 000 €

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