

## 2-bedroom apartment Pri lesostepi, Bratislava-Devín

**510 000 €**



Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 AN EXCEPTIONAL 3-ROOM APARTMENT WITH A TERRACE AND A VIEW OF THE GREENERY OF THE DEVÍN BRANCH OF THE DANUBE

HERRYS real estate agency offers exclusively for sale a sunny 3-room apartment in Devín. The apartment is located in a picturesque setting on Pri lesostepi Street, in a new building of the Záhrady Devín project, completed in 2016-2017. The developer chose a sensitive approach using high-quality materials. In a quiet street under the forest, 22 city villas are built, each of which has 3 family apartments - one on each floor. The apartment is located on the 2nd floor without an elevator, it has a spacious basement and two parking spaces in front of the house

### APARTMENT

3 rooms

usable area of the apartment: **135.34 m<sup>2</sup>** (apartment: 98.34 m<sup>2</sup> + terrace: 33 m<sup>2</sup> + cellar: 4 m<sup>2</sup>)

orientation: SW-NE

### DISPOSITION

The apartment consists of an entrance hall, staircase, kitchen with a nice large window, living room connected to the dining area, master bedroom, children's room, bathroom, pantry and utility room. The entrance to the sun terrace is from the living room as well as from the bedroom.

### LOCALITY

The Devín location is a sought-after location in the lap of nature, as it provides excellent civic amenities and quick access to the city center. In the immediate vicinity is a branch of the Danube River and a cycle path leading around the Devínska Kobyla. The future owner will find a peaceful place to live in a complex of a unique set of city villas, thoughtfully set in the picturesque surroundings of a historic wine-growing village.

### BENEFITS

- high-quality building materials
- perfectly maintained apartment from the first owner
- beautiful terrace with a shading awning magnificent
- green view
- cooling green roof
- floor heating and aluminum exterior blinds



#### **Mgr. Lucia Large**

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- 2 x toilet
- children's playground
- private kindergarten and elementary school within walking distance
- 2 x parking spaces at the foot of the apartment house
- practical cellar
- excellent public
- transport connection to the city center
- fenced access to the apartment building

## PRICE

510,000 EUR apartment + 2 x Parking spaces - each for 15,000 EUR

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