2-bedroom apartment
K Železnej studienke, Bratislava-Staré Mesto

571 862 €

HERRYS – FOR SALE SPACIOUS 3-ROOM APARTMENT IN PREMIUM STANDARD, PROJECT K ŽELEZNEJ STUDIENKE

HERRYS real estate agency offers **exclusively** for sale an elegant 3-room apartment **with a spacious living area** in the residential project **K Železnej studienke**, which is located in a popular location on the border of the city and the nature park. The apartment is located on the 2nd floor of block A and will impress with its high-quality layout, airy rooms and **high standard of workmanship.**

usable area: 118.08 m2 (100.99 m2 apartment + 17.89 m2 balcony)
orientation: west
price for a cellar from 9,335.70 EUR incl. VAT
price for a garage parking space 36,900 EUR incl. VAT

Option to purchase the apartment:

- **as a bare apartment** – at the current offered price,
- **or in the standard according to the visualizations** – including interior fittings, surface finishes, custom-made furniture and design elements, f**or a total price of 631,330.30 EUR incl. VAT**.

DISPOSITION

entrance hall, bedroom, separate toilet, bedroom with bathroom with shower and toilet, separate bathroom with bathtub and toilet, storage room, living room connected to kitchen and dining area, access to balcony

LOCALITY

The K Železná studienke residence is located in a quiet area at the entrance to the forest park, which offers rich opportunities for relaxation, sports and walks in nature. This location is among the most sought-after in Bratislava thanks to the exceptional combination of natural surroundings, excellent accessibility and developed civic amenities in the vicinity of Patrónka, Mlynská dolina and the Old Town.

There is a **public transport** stop right next to the project with connections to the center and other city districts. In the wider area there are several preschools (**Škôlkáreň, Dúhová škólka Westend Gate, Škôlka pri lese**) and school facilities, popular sports grounds, restaurants and shopping centers (e.g. **Kaufland Patrónka, Cubicon, OC Bory, Tesco Galeria**).

A key benefit for future residents is also **the planned plan of the Bratislava Self-Governing Region in**

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Patrónka, where a new **center of education, innovation and community services for families with children** is to be built in the area of the former boarding school. The project will expand the range of schools, leisure activities, and publicly accessible spaces in this part of the city.

BENEFITS

- **large-format aluminum windows** with triple-glazed insulation – ensure quiet, bright and airy interiors
- **own gas boiler room** on -1st floor
- hot-water **underfloor heating**
- **ceiling cooling** of the FANCOIL type including DAIKIN terminal devices recessed in the ceiling
- **air recovery** in each living room
- sought-after location near the nature zone
- **private garden** for residents only
- **direct connection to the forest park and playgrounds** – ideal for everyday movement and weekend activities
- **quick access to the city center** and main transport routes

PRICE

Bare apartment = EUR 571,861.69 incl. VATStandard according to photos = EUR 631,330.30 incl. VAT(including professional service and real estate commission)

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