1-bedroom apartment
Ovručská, Bratislava-Nové Mesto

319 000 €







HERRYS - STYLISH 2-ROOM APARTMENT FOR SALE IN THE POPULAR NOVÉ MESTO DISTRICT

HERRYS real estate agency offers for sale **a modern 2-room apartment with a pleasant atmosphere in the Nové Mesto district.** It is located in a sought-after location with complete civic amenities and excellent access to the city center and popular recreational areas. **The apartment is tastefully furnished, bright, and has a practical layout.** It is spacious, has an excellent orientation and layout, and also plenty of storage space, including a 7 m2 cellar, which is an accessory to the apartment. There is also a 7.50 m2 loggia, which provides plenty of space for relaxation or a small seating area.
The apartment is located **on the 5th floor** (of a total of 6) in an extension of an apartment building built in 2009, with the kitchen and kitchen unit undergoing a complete renovation in 2023.

Technical information:

- underfloor heating throughout the apartment
- own boiler for heating and hot water
- air conditioning in the living room
- external blinds on all windows
- functional security system

The apartment is sold with furniture and equipment, except for the furniture in the living room (sofa, TV stand).

- **Usable area of the apartment 78.72 m2:** apartment 64.22 m2, loggia 7.50 m2, cellar 7 m2
- **Orientation: SW**
- **Monthly operating costs €247:** advance payments to the administrator €130 + electricity €83, gas €34

DISPOSITION

The apartment consists of the following rooms and accessories:

Living room with kitchen 36 m2
Bedroom 16 m2
Bathroom with toilet 7 m2
Entrance hall
Loggia 7.50 m2
Cellar 7 m2



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LOCALITY

The apartment is located in a popular part of Nové Mesto, which offers complete civic amenities and excellent transport links to the city center and the highway bypass. Shops, services, schools, kindergartens, restaurants, cafes, and sports facilities are within walking distance. For active recreation, there are nearby recreational areas such as Kamzík and Železná studienka, which offer opportunities for hiking, cycling, or relaxing in nature.

BENEFITS

- Stylish 2-room apartment in the popular Nové Mesto neighborhood
- Upper floor in an apartment building extension (5/6) with a beautiful view
- Southwest orientation and practical, spacious layout
- Pleasant loggia providing space for relaxation
- complete renovation of the kitchen and kitchen units in 2023
- technical details: underfloor heating, own boiler, air conditioning in the living room, external blinds, functional security system
- spacious cellar (7 m²) as an accessory to the apartment
- complete civic amenities in the vicinity and excellent accessibility to the center and recreational areas

PRICE

319.000 EUR apartment (including professional service and commission)

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