

# 1-bedroom apartment

## Ovručská, Bratislava-Nové Mesto

### 319 000 €



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 - 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 m<sup>2</sup> cellar, which is an accessory to the apartment. There is also a 7.50 m<sup>2</sup> 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 m<sup>2</sup>:** apartment 64.22 m<sup>2</sup>, loggia 7.50 m<sup>2</sup>, cellar 7 m<sup>2</sup>
- **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 m<sup>2</sup>

Bedroom 16 m<sup>2</sup>

Bathroom with toilet 7 m<sup>2</sup>

Entrance hall

Loggia 7.50 m<sup>2</sup>

Cellar 7 m<sup>2</sup>



**Ing. Andrea Kaňuščáková**

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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 m<sup>2</sup>) 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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