

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

**497 578 €**





## 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 3rd floor of block A and will impress with its high-quality layout, airy rooms and **high standard of workmanship**.

usable area: 97,81 m<sup>2</sup> (91,48 m<sup>2</sup> apartment + 6,33 m<sup>2</sup> 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

The apartment is currently unfurnished. The attached photos are illustrative.

### DISPOSITION

entrance hall, bedroom, separate toilet, bedroom with bathroom with shower and toilet, separate bathroom with bathtub and toilet, 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 škôlka 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 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.



**HERRYS s.r.o.**

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Ad ID: KZS\_A8\_A4.2

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



## 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

497,578.30 EUR including VAT

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