1-bedroom apartment
Podunajská, Bratislava-Podunajské Biskupice

239 000 €

HERRYS
finally at home

REALITNÁ KANCELÁRIA ROKA 2018 BRATISLAVA
Best Local Real Estate Agency
Best Local Power Broker Team
Najväčšia klasická realitná kancelária
HOF AWARDS BEST OF THE BEST 2022 CENTRAL & EASTERN EUROPE

HERRYS - FOR SALE A PLEASANT 2-ROOM FLAT IN IN A COZY ENVIRONMENT, ON PODUNAJSKÁ STREET.

HERRYS real estate agency offers exclusively for sale a **spacious 2-room flat** on Podunajská Street, the border between Ružinov and Podunajské Biskupice. Flat is located on the 1st floor out of a total of 5 in a modern brick apartment building from 2015, situated in a closed and secured residential area with **reserved exterior parking.**

Flat with a **pleasant atmosphere** has a floor area of **56.03 m² and offers a practical layout with plenty of storage space**. The advantage is **underfloor heating in the bathroom**, which increases the comfort of living. Interior is in **very good condition** and does not require any additional investments in reconstruction.

Equipment includes a kitchen with **built-in appliances and custom-made furniture, which effectively uses space** and provides plenty of storage options. A great advantage is the **quiet location** within the residential area, along with excellent accessibility to services and public transport. In the immediate vicinity there are public transport stops, shops, restaurants, schools and other civic amenities.

Flat is an ideal choice for your **own living**, but also as an **investment** with long-term rental potential in a stabilized residential location.

INFORMATION:

- floor area of the apartment: 56.03 m²
- floor: ground level
- brick apartment building from 2015
- monthly costs: €189 administrator + €77 electricity
- possibility to park in the closed area of the apartment building for 300 eur/year, or easy free parking in the surrounding streets

DISPOSITION

Flat consists of an entrance hall, living room connected to the kitchen area, separate bedroom, bathroom and separate toilet.

Thanks to its very good technical condition, the flat is ready for use without the need for reconstruction or other construction modifications.

LOCALITY

Ing. Gabriela Horňáková
gabriela.hornakova@herrys.sk
+421 948 940 111
Ad ID: HG35

Podunajská Street is located in a popular and stabilized part of Bratislava - Podunajské Biskupice. Location offers complete civic amenities including shops, supermarkets, schools, kindergartens, health centers, restaurants and sports facilities. The nearby forest park offers an ideal environment for individuals and families with children for walks, sports, or spending free time grilling.

Public transport stops are within walking distance, providing convenient connections to the city center and other city districts. Residents also appreciate the quiet residential character of the location and the abundance of greenery in the surroundings.

OC Eurovea, OC Nivy, city center - 10 min by car
Direct bus line direction center/Nivy (no. 72) and direction Main Station/Trnavské mýto (no. 71) .....approximately 15 min to the city center
exit to the highway (direction Senec/Žilina/Košice/Dunajská Streda) within 3 min by car
grocery store Večierka within 3 min by foot, Lidl, Tesco expres within 5 min, Billa within 10 min, Kaufland within 15 min

BENEFITS

- low-rise apartment building from 2015
- excellent technical condition of the apartment without the need for reconstruction
- closed and secured residential area
- possibility of renting a reserved parking space in the inner block for 300 eur/year
- easy free public parking in front of the apartment building or on nearby streets
- quick access to the city center (10 min by car, 15 min by bus)
- quiet residential location with complete civic amenities and a public transport stop nearby
- forest park nearby, ideal for sports or walks

PRICE

Price: 239.000 EUR(including professional service and real estate agency commission)

© The text and photos are the author's work and property of the real estate agency HERRYS.

Ing. Gabriela Horňáková
gabriela.hornakova@herrys.sk
+421 948 940 111
Ad ID: HG35

