2-bedroom apartment
Fadruszova, Bratislava-Karlova Ves

249 000 €







HERRYS
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HERRYS - FOR SALE 3-ROOM FLAT WITH LOGGIA IN KARLOVA VES | QUITE LOCATION | GREENERY | EASY PARKING

HERRYS real estate agency offers exclusively for sale a **3-room flat with a loggia in a quiet part of Karlova Ves on Fadruszova Street**. Flat is located on the 3rd floor out of 4 of a flat building without an elevator. Thanks to the **abundance of greenery, trouble-free parking** and excellent amenities, it represents **pleasant living for a family** and an excellent opportunity to create a home **according to your own ideas.**

Floor area of the flat is **63,22 m² + loggia 7,38 m².** Flat is in a good technical condition. It is sold including equipment, furniture and a kitchen with built-in appliances.

Layout of the flat is **very practical and functional.** It consists of an entrance hall, a living room, from which you enter a **separate kitchen**, which also includes a **spacious pantry** offering additional storage space. Flat has further **2 impassable rooms**, a **bathroom with a bathtub** and a **separate toilet**. Significant benefit is **loggia oriented to the southeast**, which provides a pleasant view of **greenery** and creates an ideal place to relax.

Location is one of the long-sought-after parts of Karlova Ves. **Tram stop is just a stone's throw** from the flat building and in the immediate vicinity there are complete civic amenities, including shops, schools, kindergartens, a health center, sports facilities, and restaurants.

Parking is public, in the paas parking policy system. It is also possible to purchase a **parking space in a garage** of the flat building on Náměstí sv. Františka, approximately 2 minutes walk from the apartment building. Price is 35.000 EUR.

INFORMATION:
floor area of the apartment: 63.22 m² + loggia 7,38 m2
floor: 3/4
orientation: south-east
non-passing rooms, separate kitchen with pantry

DISPOSITION

Flat consists of an entrance hall, living room, separate kitchen with pantry, bedroom, another separate room, bathroom with bathtub and separate toilet. Flat also has a loggia oriented to the southeast with a pleasant view of the surrounding greenery.

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LOCALITY

Fadruszova Street is located in one of the most desirable parts of Bratislava - Karlova Ves. The location is known for its abundance of greenery, peaceful atmosphere and excellent civic amenities. Grocery stores, schools, kindergartens, health facilities, sports facilities, restaurants and services are within walking distance. Excellent connections to the city center are provided by tram and bus lines, while the journey to the center of Bratislava takes approximately 10 to 15 minutes

BENEFITS

- quiet residential environment of Karlová Ves with civic amenities
- very practical layout with non-passing rooms
- separate kitchen with pantry
- loggia oriented towards greenery
- tram line and public transport within walking distance
- possibility to purchase a garage parking space in a neighbouring building for 35 000 EUR

PRICE

PRICE:flat: 249 000 EURpossibility to buy a parking space in a garage: 35 000 EUR(price including professional service and real estate agency commission)

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