3-bedroom apartment
Mikulášska, Bratislava-Staré Mesto

650 000 €

HERRYS
finally at home

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HERRYS – FOR SALE ATTRACTIVE 4-ROOM FLAT WITH PARKING ON THE PRESTIGIOUS MIKULÁŠSKÁ ST IN PODHRADIE.

HERRYS real estate agency offers an **exceptional 4-room apartment** for sale exclusively on **Mikulášská Street**, in one of the most prestigious parts of Bratislava's Old Town. It is located in a cozy apartment building with an elevator directly **under the Bratislava Castle** and offers housing that combines the atmosphere of the historical center with the comfort of modern city life. The limited supply, prestigious address and constant interest in this location make this property a value that has the potential not only to last, but also to grow over time.

4-room apartment with an area of **135.59 m²** offers generous space, which is now among the sought-after rarities. It is an ideal choice for a family, couple or individual looking for representative housing in the city center without compromising on comfort and privacy. Apartment is located on the 3rd floor of a total of four, apartment building with an elevator. Dominant feature of the apartment is a **spacious living room** with a **fireplace**, which creates a pleasant atmosphere throughout the year. It offers **beautiful views** of the historic center of Bratislava, which is literally at your fingertips and creates an atmosphere that only a minimum of apartments in this location can offer.

The comfort of living is complemented by **underfloor heating, air conditioning and its own gas boiler**. The equipment includes a kitchen unit and built-in wardrobes.

A rare bonus is a **reserved parking space directly on the ground floor** of the apartment building. In the historic center, this is a benefit that is rather unique and significantly increases the comfort of everyday living. You do not have to look for parking or deal with resident spaces. You simply park at home.

Practical added value is also the **above-standard large storage** space with an area of **9.38 m²**, which provides enough space, for example, for bicycles or sports equipment. Such a large background is truly exceptional in city apartments.

BASIC INFORMATION:

- floor area of the apartment: 135.59 m² + balcony: 1.47 m² + storage room 9.38 m²
- floor: 3/4
- orientation: east, west
- fireplace, air conditioning, underfloor heating
- reserved parking space directly in the apartment building
- storage room with an area of 9.38 m² right next to the parking space
- 22-year-old apartment building with an elevator
- monthly costs: utilities 288 eur + electricity 55 eur + 36 eur gass

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DISPOSITION

Apartment consists of a hallway, from which you enter the spacious living room with an eastern orientation and beautiful views of the historic center of Bratislava. The living area also includes a practical corner suitable for creating a home office. A separate pantry connects to the kitchen, which provides valuable storage space.

Night area consists of a bedroom oriented to a quiet west-oriented inner block with a smaller balcony. Furthermore, the apartment has two other separate rooms, usable as children's rooms, a study or a guest room.

Apartment also includes a spacious bathroom with a bathtub and a separate toilet.

Layout also offers interesting modernization potential. By removing the partitions between the entrance area and the living room, it is possible to create a generous, representative open-space concept that naturally connects the daytime part of the living area with panoramic views of the Old Town and further enhances the charm of the space.

LOCALITY

Mikulášska Street is one of the **most prestigious addresses** in Bratislava's Old Town. It is located in the attractive part of Podhradie directly below the Bratislava Castle, while the historical city center is just a few steps from the house. The surrounding area offers complete civic amenities, renowned restaurants, cafes, schools, shops, cultural institutions and the Danube promenade.

Location also offers excellent transport connections to all parts of the city, public transport stops are just a stone's throw away.

It is a place where the history of Bratislava is combined with the comfort of modern urban living.

PARKING:
Apartment comes with a reserved parking space directly in the apartment building, which significantly increases the comfort of everyday living and the long-term value of the property.

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BENEFITS

- prestigious address in Podhradí with long-term growing value and stable demand
- generous floor area, almost 145 m² intimate apartment
- building with elevator and low number of apartments
- reserved parking space directly in the house
- large storage room 9.38 m²
- walking distance to the historic center and rich civic amenities
- tram stop a few steps away as well as all public transport lines

PRICE

Price: 650,000 EUR (flat + parking + storage room) (including professional service and real estate agency commission)

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