# 3-bedroom apartment
# Čiernovodská, Bratislava-Vrakuňa

## 220 000 €







# HERRYS - PRACTICAL 4-BEDROOM APARTMENT IN A QUIET PART OF VRAKUŇA AT AN EXCELLENT PRICE

**Real estate agency HERRYS exclusively offers for sale a 4-room apartment** located in a prefabricated residential building on Čiernovodská Street in the Bratislava district of Vrakuňa. The property is an ideal choice for clients seeking **peaceful family living with good access to Bratislava city centre**.

The apartment is situated **on the top (4th) floor** of a residential building **without an elevator**, comprising only 12 residential units, which contributes to a more private and comfortable living environment.

The total interior area of **75.43 m²** is complemented by a **3.50 m² loggia** and a **2 m² cellar storage unit**, providing additional space for relaxation and practical storage. The apartment underwent renovation in 2023 and is in very good condition.

The apartment is being sold **fully furnished and equipped**, with the exception of the living room sofa.

- **Orientation:** living room - southwest (SW), 2 bedrooms - northeast (NE)
- **Usable area:** apartment 75.43 m², loggia 3.50 m², cellar 2 m²

## DISPOSITION

The apartment comprises an entrance hall, three separate bedrooms, a spacious living room, a separate kitchen, a bathroom with a bathtub, a separate toilet, and a loggia.

## LOCALITY

The area offers a peaceful residential environment with a full range of amenities nearby. Shops, supermarkets, schools, kindergartens, and other services required for comfortable everyday living are all within easy reach. Public transport stops in the vicinity provide convenient connections to other parts of Bratislava.

Residents with an active lifestyle will appreciate the proximity of the **Vrakuňa Forest Park**, cycling routes, and green recreational areas, offering excellent opportunities for walking, sports activities, and relaxation in nature.

## BENEFITS

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- **Apartment renovated in 2023**
- Modern **separate kitchen** fully equipped with all essential appliances
- Practical and **well-designed layout** with ample storage space
- Quiet and pleasant environment, **ideal for family living**
- **Hassle-free public parking** available around the residential building
- **Full range of amenities** nearby, including Žitavská and Rajčianska Elementary Schools and the kindergarten on Hnilecká Street
- Tesco supermarket and **Hron Shopping Centre** within comfortable walking distance

## PRICE

Asking Price: EUR 220,000The price includes agency commission and comprehensive real estate agency services.

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