Studio
Bottova, Bratislava-Staré Mesto

269 900 €

HERRYS
finally at home

REALITNÁ KANCELÁRIA ROKA 2018 BRATISLAVA
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HERRYS – FOR SALE: SPACIOUS 1-ROOM APARTMENT WITH BALCONY IN THE PREMIUM METROPOLIS DEVELOPMENT

HERRYS Real Estate Agency exclusively offers for sale a **spacious 1-room apartment in the Metropolis development**, one of the most architecturally distinctive and technologically advanced residential projects in the heart of Bratislava.

The apartment is located on the 3rd floor of Tower A and offers a **total area of 37.21 m²** (apartment 34.74 m² + balcony 2.47 m²). Its southeast orientation ensures plenty of natural daylight and pleasant sunshine.

The apartment combines **style, thoughtfully designed comfort, and cutting-edge technology** in one place. It has been designed with an emphasis on functionality, clean aesthetics, and high-quality materials. Modern technologies, including ceiling cooling and heating, an independent heat recovery ventilation system, and exterior aluminium blinds, provide exceptional living comfort and make the Metropolis development stand out in this location.

Equally important is the premium standard of finishes, featuring solid wood flooring, large-format porcelain tiles and wall cladding, high-quality bathroom fixtures, and interior doors with magnetic locks.

Monthly operating costs amount to €150.

An underground parking space on level -2 of the shared garage is available for purchase at an additional cost.

The furnishing shown in the photographs is for illustrative purposes only. The apartment is sold unfurnished.

DISPOSITION

The apartment comprises an entrance hall with space for a built-in wardrobe, a bathroom with a bathtub and toilet, and a spacious living room connected to a kitchenette. The living room provides direct access to the balcony.

LOCALITY

The Metropolis development is located in the very heart of Bratislava’s downtown district, one of the most modern and rapidly developing areas of the capital. This prestigious location offers an ideal combination of vibrant city life, contemporary architecture, and comfortable living in the centre of it all.

Within walking distance are the Danube riverfront, Eurovea and Nivy shopping centres, and the Slovak National Theatre, along with a wide selection of excellent restaurants, cafés, shops, and services. The area also offers plenty of



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opportunities for sports, relaxation, and leisurely walks along the Danube.

Excellent transport accessibility, nearby public transport stops, and quick connections to major roads ensure convenient access to other parts of Bratislava. Thanks to its prime location, modern architecture, and comprehensive amenities, this area is an attractive choice for both urban living and investment rental opportunities.

BENEFITS

WHY METROPOLIS IS AN INVESTMENT THAT MAKES SENSE

- Exceptional location in the heart of Bratislava
- Advanced technologies: heat recovery ventilation, ceiling cooling and heating, and shading systems
- Premium apartment finishes – high-quality interior materials, modern bathrooms, and magnetic door locks
- High-quality aluminium windows with electrically operated exterior blinds
- Panoramic elevator lobby, security system, and 24/7 reception
- Ideal for urban living as well as a stable investment with excellent rental potential

PRICE

€269,900 + €49,900 for a parking space(The price includes professional real estate services and agency commission.)© Text and photographs are copyrighted works and the property of HERRYS Real Estate Agency.

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