1-bedroom apartment
Bottova, Bratislava-Staré Mesto

399 900 €

Business name: HERRYS s. r. o.

HERRYS
finally at home

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HERRYS – FOR SALE: UNIQUE 2-ROOM APARTMENT WITH A PRIVATE GARDEN IN THE PREMIUM METROPOLIS PROJECT

Real estate agency **HERRYS** exclusively offers for sale a **unique one-bedroom apartment with a spacious private garden and terrace** in the premium residential development **Metropolis**, one of the most architecturally distinctive and technologically advanced residential projects in the centre of Bratislava.

What makes this property truly exceptional is its distinctive layout, unlike any other apartment in the entire Metropolis development. The individually customised floor plan features an exceptionally spacious living room connected to the kitchen and a separate dining area, creating an airy, open-plan and comfortable living space. This apartment therefore offers a truly distinctive concept of modern urban living.

Another outstanding feature is the private garden and terrace with a generous total area of 59.05 m², providing ample space for relaxation, outdoor dining or creating your own green oasis in the heart of the vibrant downtown district. Furthermore, this is **the last available property offering such an extensive private outdoor space within the Metropolis development**, further highlighting its exclusivity.

The apartment is located on the **2nd floor of Tower A** and offers a **total area of 113.06 m²** (apartment 51.17 m² + storage unit 2.84 m² + terrace and private garden 59.05 m²). Its **southeast orientation** ensures plenty of natural daylight and a pleasant atmosphere throughout the interior.

Modern urban living meets thoughtful comfort, premium materials and state-of-the-art technology. A high standard of living is ensured by **ceiling cooling and heating, an independent heat recovery ventilation system and external aluminium blinds**, providing a comfortable indoor climate throughout the year.

The premium quality of the finishes is further enhanced by **solid wood flooring, large-format porcelain tiles and wall coverings, high-quality bathroom fixtures and interior doors with magnetic locks.**

Monthly operating costs are €200.

An **underground parking space is available for purchase separately** on level -2 of the shared underground garage.

This property represents an exceptional opportunity to own an apartment with a truly distinctive layout and generous private outdoor space in the very heart of Bratislava's downtown district.

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



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DISPOSITION

The apartment features a **unique and flexible layout**, designed with an emphasis on spaciousness and functionality.

The entrance hall provides access to a bathroom with a bathtub, a separate toilet and a **spacious living room connected to the kitchen**. The living area also includes a dining nook, which can alternatively be used as **a home office, walk-in wardrobe or a small additional room**, offering the potential to create a **one-bedroom apartment with an additional half-room**.

The separate bedroom provides ample space for storage solutions. Both the living room and bedroom offer direct access to a **generous terrace and private garden with a total area of 59.05 m²**, providing an ideal setting for relaxation, outdoor dining and peaceful moments in privacy.

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 the perfect combination of vibrant city life, contemporary architecture and comfortable living at the centre of it all.

Within walking distance are **the Danube riverfront, Eurovea and Nivy shopping centres, the Slovak National Theatre**, as well as numerous high-quality restaurants, cafés, shops and services. The area also offers excellent opportunities for sports, relaxation and pleasant walks along the Danube.

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



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BENEFITS

WHY METROPOLIS IS AN INVESTMENT THAT MAKES SENSE

- **Unique one-bedroom apartment layout**, unlike any other in the Metropolis development
- **Spacious living room with an open-plan kitchen** and a versatile dining nook that can be used as a home office, walk-in wardrobe or a small additional room
- **Potential to create an additional half-room**, allowing the layout to be adapted to individual needs
- **Private terrace and garden with a total area of 59.05 m²** – the last available property offering such generous outdoor space within the development
- **Exceptional location** in the heart of Bratislava's downtown district
- **State-of-the-art technologies** – heat recovery ventilation, ceiling cooling and heating
- **Premium finishes** – high-quality interior materials, modern bathrooms and magnetic door locks
- **High-quality aluminium windows** with electrically operated external blinds
- **Panoramic lift lobby**, security system and 24/7 reception
- **Ideal for comfortable urban living**

PRICE

€399,900 + €49,900 parking space + €13,000 storage unit(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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