

## 2-bedroom apartment Nezábudková, Bratislava-Ružinov

### 244 900 €

Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka

## HERRYS - FOR SALE BRIGHT COMPLETELY RENOVATED 3 BEDROOM APARTMENT WITH 2 BALCONIES AND A CELLAR IN A SOUGHT-AFTER LOCATION IN RUŽINOV

Real estate agency **HERRYS** offers exclusively for sale a **bright completely renovated 3 bedroom apartment with a balcony, a loggia and a cellar in the sought-after part of Ružinov on Nezábudková Street**. Located **on the 4th floor (out of a total of 9)**. The apartment is furnished with **solid furniture and custom furniture**. **Sold fully furnished**.

- 3 bedroom apartment with balcony (from the kitchen), loggia (from the bedroom) and with a cellar
- Usable area 73.71 m<sup>2</sup> (apartment 67.56 m<sup>2</sup>, loggia 3.11 m<sup>2</sup>, balcony 1.24 m<sup>2</sup>, cellar 1.80 m<sup>2</sup>)
- Orientation: V
- Monthly operating costs: 140 EUR administration fees + electricity and gas
- Panel apartment building, insulated 9 floors, new elevator (2020)

### DISPOSITION

**The apartment consists of:** entrance hall, living room, 2 separate rooms (one of them with access to the loggia), kitchen with access to the balcony, bathroom with tub, separate toilet

### LOCALITY

**The apartment is located on Nezábudková street in a pleasant, green and quiet location in the sought-after part of Ružinov. The location offers close access to Štrkovecký Lake with playgrounds and a jogging track, as well as a public sports ground on Nevädzova Street. Part of the complete civic amenities is a hospital with a polyclinic, Miletičova market, supermarkets LIDL, BILLA, TESCO, post office, schools and kindergartens, cafes and shops. Close availability of shopping and relaxation centers RETRO and EUROVEA. Excellent transport accessibility, including the motorway bypass.**

### BENEFITS

- Quiet and green location sought after for a pleasant family environment
- Pleasant orientation to V
- Complete reconstruction of the apartment (including electrical wiring)
- Furnishings of the apartment - plastic windows, sanded and polished original wooden parquets, custom-made furniture - built-in wardrobes in the hallway and in the rooms + furniture in the living room, in the rooms beds and bedside tables made of solid wood



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- Security doors
- Complete civic amenities + excellent transport accessibility

## PRICE

244,900 EUR (including professional service and agency commission)

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