

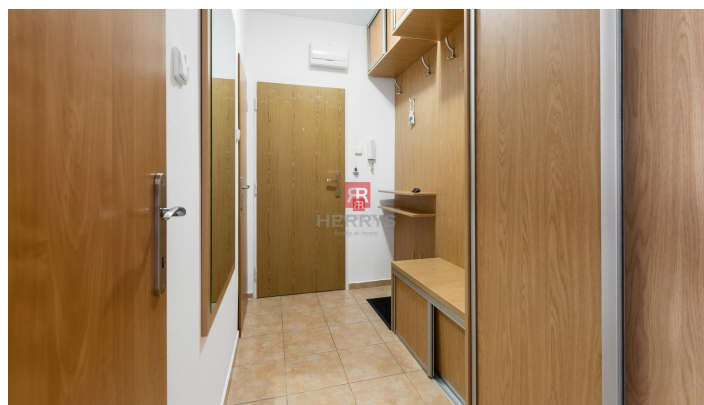
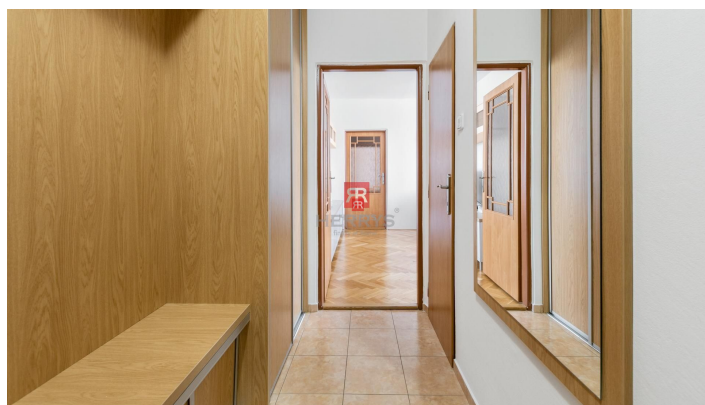
## 2-bedroom apartment Nezábudková, Bratislava-Ružinov

**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



**Ing. Andrea Kaňuščáková**  
xandrea.kanuscakova@herrys.sk  
+421 948 445 111  
Ad ID: AK150

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**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
- Security doors
- Complete civic amenities + excellent transport accessibility

## PRICE

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

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