Maisonette
Drieňová, Bratislava-Ružinov

750 000 €

HERRYS
finally at home

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HERRYS - FOR SALE AN EXCEPTIONAL 4-ROOM MAISONETTE AT A LUCRATIVE ADDRESS IN THE BORIA PROJECT

HERRYS - Exclusive 4-room duplex for sale in the Boria project HERRYS real estate agency proudly offers for sale a unique, extremely bright and cozy 4-room duplex apartment situated in the sought-after location of Ružinov, with excellent amenities and accessibility.

The apartment is located on the 7th and 8th floors with comfortable access via elevator, on a private floor, which gives the entire apartment a feeling of even greater privacy and security

- The apartment is divided into two floors, each designed with an emphasis on functionality and comfort. Lower floor: hallway, separate toilet with space for a dryer and washing machine, modern kitchen connected to a sunny living room, from where there is access to an extremely spacious terrace and the first balcony with a view of the city. The upper floor offers above-standard privacy and comfort: three comfortable bedrooms (one of which has access to another balcony) with ample storage space and a bathroom with a shower, bathtub and double sink, connected to a toilet.
- The apartment is equipped with high-quality windows, while large-format windows are used on the lower floor, which provide wonderful light to the interior. Exterior electric roller shutters and air conditioning guarantee perfect thermal and air comfort throughout the year.
- Usable area of the apartment: 138.31 m² Terrace: 75.10 m² with an orientation to the southeast and southwest, which offers peace, views and pleasant sitting, balconies with a total area of 17.5 m² oriented to the southeast and southwest
- Parking: the apartment includes 1 garage space (price 30,000) in the underground garage
- The apartment has a cellar.
- There is a private inner block, a playground and a stroller room available.
- Monthly operating costs, including administration, energy and internet, are approximately EUR 400, which reflects the level and complexity of the services provided in this exceptional project.

DISPOSITION

The entrance hall leads to the toilet, the living room connected to the kitchen and dining area. From the living room there is access to the balcony and terrace. On the upper floor there are 3 impassable bedrooms, one of which has access to the balcony. There is also a spacious bathroom with a bathtub, shower and toilet on the floor. All bedrooms have built-in wardrobes.



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LOCALITY

The Boria project is located in the Ružinov district and is one of the most popular residential locations in the wider center of Bratislava. It is a modern apartment complex that offers quality living in a quiet environment with excellent accessibility to the city center and main transport routes. The location is known for its complete civic amenities - there are shops, restaurants, schools, kindergartens, health centers and sports facilities in the vicinity. Just a few minutes walk from the project is the popular Štrkovec Lake, which offers an ideal place for relaxation, walks or sports activities in a pleasant natural environment. Thanks to the combination of urban comfort, greenery and good accessibility, the Boria project is one of the most sought-after places to live for those looking for a modern apartment with good infrastructure and at the same time want to have nature nearby.

BENEFITS

- extremely cozy and sunny apartment
- exclusive terrace area with exceptional view
- two balconies
- air conditioning in every room
- electric blinds
- sought after location
- great civic amenities
- good accessibility to the city

PRICE

750,000 EUR - Apartment and 1x garage parking space 30,000 EUR (including professional service and real estate agency commission)

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