

## 3-bedroom apartment Na výslní, Bratislava-Ružinov

**412 500 €**



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 - BRIGHT 4-ROOM APARTMENT WITH A TERRACE FOR SALE IN NOVÝ RUŽINOV PROJECT, BRATISLAVA RUŽINOV

The real estate agency HERRYS exclusively offers for sale a beautiful, bright 4-room apartment with a spacious terrace in the popular residential complex NOVÝ RUŽINOV, in the newest approved phase Pravé Krídlo.

### DISPOSITION

The real estate agency HERRYS exclusively offers for sale a beautiful bright 4-room apartment with a spacious terrace in the popular residential complex Nový Ružinov - Pravé Krídlo. The apartment with a total interior area of 88.71 m<sup>2</sup> is located on the 4th floor of the city villa Marlen and is oriented to three sides of the world: north, west, east. The apartment has a beautiful terrace with an area of 73.75 m<sup>2</sup>, while the entrance to it is from every room, even from the bathroom. The terrace overlooks a beautiful residential park full of greenery and zones for relaxation. The apartment includes a cellar with an area of 2.68 m<sup>2</sup>, which is located in the basement of the apartment building. Two parking spaces located next to each other in the underground garage hall can be purchased for the apartment.

Urban villa Marlen is part of the newly approved phase of Nové Ružinov - Pravé Krídlo, which includes a spacious residential park full of greenery. The residential complex has an extra fast transport to connection to the city bypass.

#### Apartment:

4-room

Usable area: 164.15 m<sup>2</sup> (87.96 m<sup>2</sup> flat + 73.65 m<sup>2</sup> terrace + 2.54 m<sup>2</sup> cellar) @4th floor out of a total of 4

orientation: north, west, east

The apartment consists of an entrance hall, a living room connected to the kitchen area, a master bedroom, from



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which you enter your own bathroom with preparation for a shower, toilet and sink, two bedrooms, a bathroom with preparation for a bathtub, sink and washing machine, and a separate toilet. Every room, including the master bedroom bathroom, opens onto a terrace. The apartment includes a cellar located in the basement of the apartment building. There are also two parking spaces next to each other in the underground garage hall, which can be purchased with the apartment.

## LOCALITY

Urban villa Marlen is part of the Nový Ružinov residential project, the new phase of Pravé Kridlo. The project is characterized by modern architecture with excellent interior lighting of the apartments and the use of high-quality building materials. Part of the project is a beautiful residential park with night lighting with lots of greenery, seating, benches, a playground and play elements for children and adults.

- new part of the Ružinov district with quick access to all major traffic arteries
- the city center as well as nearby shopping centers such as Eurovea, Nivy or Aupark are within 10 minutes by car, within 30 minutes on foot
- availability of supermarkets: Lidl - within 5 minutes by car, Billa, Kaufland - within 10 minutes by car
- bus stop is within 10 mins walking
- the cycle route leading to Austria is in the immediate vicinity

## BENEFITS

- bright apartment with a large terrace with shading structures, overlooking a beautiful residential park
- brand new apartment in new building
- large format windows with triple insulating glass



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- preparation for air conditioning
- cellar and parking spaces in the basement of the apartment building
- a unique residential park in an inner block with lots of greenery and zones for relaxation
- Malina grocery store within 3 minutes on foot directly in the Nový Ružinov
- apartment complex ideal location in terms of transport
- accessibility to the city center (10 min by car), as well as to other parts of the city thanks to a quick connection to the city highway bypass
- the proximity of the Danube embankment with a cycle path

## PRICE

412,500 € apartment + 18,000 € indoor parking space (with the option to buy two) © Text and photos are the copyright and property of the real estate agency HERRYS.

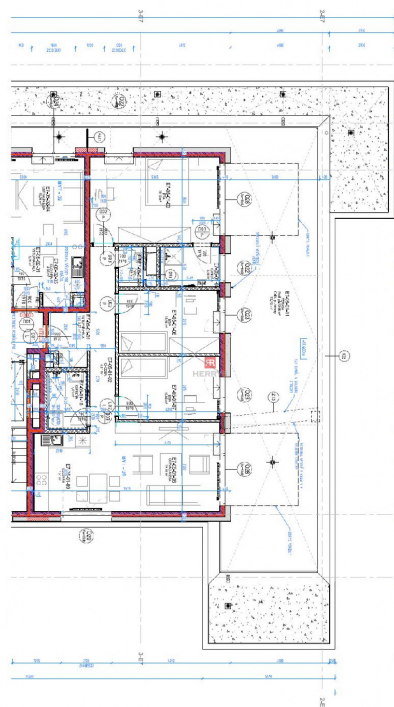
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