

1-bedroom apartment Bajkalská, Bratislava-Ružinov

195 000 €



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 2-ROOM APARTMENT WITH SPACIOUS LOGGIA, PARKING IN THE PROJECT NOVÝ RUŽINOV

Real estate agency **HERRYS** offers **exclusively** for sale spacious **2-room apartment with large loggia** in the popular new building **Nový Ružinov** on Bajkalská street. The apartment is located on the 2nd floor of the urban villa Evelyn and is entirely oriented to the green inner courtyard. It is possible to buy an outdoor **parking space** right next to the building (it is not a condition of purchase).

The seller is a legal entity (VAT payer) - VAT deduction is possible

total area: 60,81 m² (53,06 m² apartment with storage + 7,75 m² loggia)

orientation: SOUTH to the green inner block

DISPOSITION

The apartment consists of an entrance hall, wardrobe, separate toilet, bathroom with bathtub, kitchen connected to the living room, bedroom, loggia and 5 m² of storage near the apartment

LOCALITY

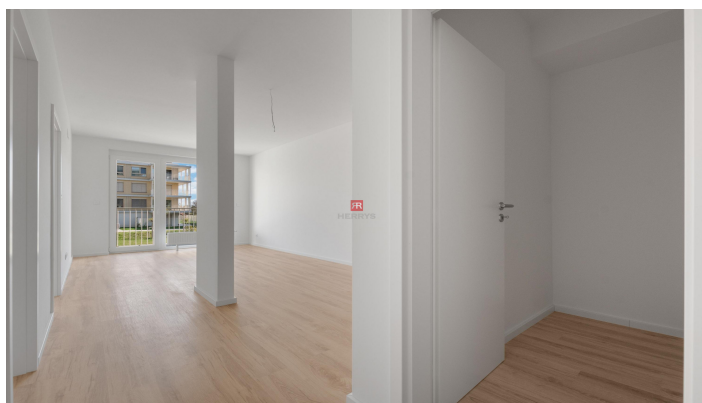
The New Ružinov project is located on Bajkalská Street. The nearby motorway bypass provides **excellent accessibility to all parts of the city**, as well as outside. A huge added value of the project is a **unique residential park** in the inner block where there is a lot of greenery, trees, benches, playgrounds. A great benefit is the gradual



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growth of the project and a cycle path with a connection directly to the Danube dyke. Groceries directly in the project.

BENEFITS

- possibility of VAT deduction - the seller is a VAT pa
- the apartment is financeable through a mortgage loan (VUB, UniCredit, SLSP, Tatra banka)
- declaration of permanent residence is possible without any problems
- large loggia
- new building approved in December 2023
- storage room with security door and window on the floor next to the apartment
- excellent accessibility to the city and the highway
- possibility to buy an outdoor parking space at a price of 10.000 EUR (not a condition of purchase)
- recuperation
- pre-preparation for air conditioning

PRICE

195.000 EUR incl. VAT apartment with cellar + possibility to buy outdoor parking space for 10.000 EUR incl. VAT

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