

Studio Košická, Bratislava-Ružinov

260 000 €



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 MODERN 1 ROOM APARTMENT FOR INVESTMENT IN NEW BUILDING ZWIRN CLOSE TO DULOVO

Real estate agency HERRYS offers **exclusively** for sale modern 1 room apartment in new building **ZWIRN** in Ružinov - Nivy. The apartment is fully furnished. It is located on 2nd floor with a view to calm backyard. There is a signed rental contract with a stable tenant, so **it is suitable as an investment.**

total usable area: 43,95 m² (36,97 m² apartment + 4,98 m² balcony + 2,00 m² cellar)

orientation of the apartment: north-east

monthly utility costs: 160 EUR, including internet fee

DISPOSITION

The apartment consists of entrance hall, bathroom with toilet and room with kitchenette with an access to balcony

LOCALITY

Košická Street is located in the wider city center in the Ružinov - Nivy area. Near the building is a newly built bus station with the NIVY shopping center. The ZWIRN project transforms the industrial area into a new residential zone with many possibilities for an active urban life. Nearby there are complete civic amenities, restaurants, cafes, Trhovisko Miletičova, public transport.

BENEFITS



Mgr. Vladimír Rezek
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Ad ID: MID307

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- furnished above standard
- accessibility of the city center on foot
- fully equipped spacious kitchen including dishwasher
- ceiling cooling
- underfloor heating
- exterior blinds for remote control
- view of the quiet inner block
- above-standard equipped bicycle room in the apartment building (possibility to inflate the wheels, wash the bicycle)
- complete civic amenities

PRICE

260 000 EUR (including professional services and real estate commission)

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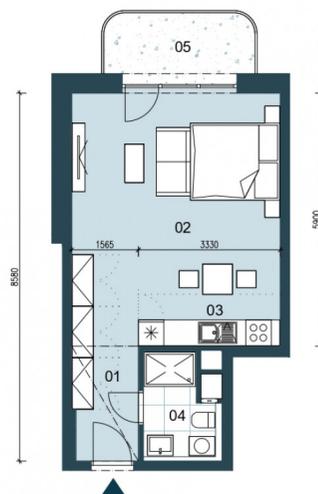


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Uvedené dispozičné riešenie, rozmery a plochy sú z projektu pre stavebné povolenie a nemusia sa zhodovať s realizovaným projektom. Výmena miestností je vrátane príslušenstva. Plochy sú z projektu a usporiadanie zariadení a prvkov budú upravené realizovaným projektom.



D4.27

**1-IZBOVÝ APARTMÁN /
1-ROOM APARTMENT**

2.NADZEMNÉ PODLAŽIE / 2NDFLOOR

01	Chodba / Corridor	4,07 m ²
02	Obývacia izba / Living room	24,85 m ²
03	Kuchyňa / Kitchen	4,03 m ²
04	Kúpeľňa / Bathroom	4,02 m ²

**Plocha apartmánu /
Apartment area** **36,97 m²**

05	Balkón / Balcony	4,98 m ²
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