

3-bedroom apartment Kaštieľska, Bratislava-Ružinov

415 000 €



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 LARGE 4 BEDROOM APARTMENT WITH TWO GARAGES IN A POPULAR LOCATION IN PRIEVOZ - RUŽINOV

Real estate agency HERRYS offers exclusively for sale spacious 4 bedroom apartment with separate kitchen, balcony and two garages in a popular residential area in Prievoz.

The apartment is located on the 1st floor with elevator of a low-rise apartment building, which underwent reconstruction in 2019 (insulation, replacement of roofing, new waterproofing)

The advantage of the apartment is its generous area and functional layout for the day and night part of the apartment. The apartment has a cellar and two separate garages under the apartment building.

APARTMENT 4 room apartment with separate kitchen usable area: 149 m² (apartment 140,39 m² + balcony 5,44 m² + cellar 3,50 m²) orientation: monthly costs: management fees for the apartment 137 EUR/month + garage 12,80 EUR/month + gas and electricity according to consumption

HOUSE: approval in 1996 low-floor house consists of ground floor and two floors + terrace on the roof under the apartment house there are garages in 2019 apartment house underwent reconstruction - new facade of the apartment house, roofing, new waterproofing, new sheathing and replacement of floors on the balconies) elevator maintained common areas and surroundings of the house.

DISPOSITION

The apartment has a very good layout for the day and night part. The apartment consists of an entrance hall with built-in wardrobes, spacious living room and dining area (51 m²) with the possibility of connecting to a separate kitchen, pantry, access to the balcony from the living room (day part of the apartment), 3 (three) separate bedrooms, spacious bathroom with bath, shower and toilet, utility room, separate toilet (night part of the apartment) More floor plan.



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LOCALITY

The apartment is located in a residential area on Kaštielska street in Prievoz which provides complete civic amenities. In the vicinity there are groceries, public transport, cafe, restaurant, kindergarten, school, pharmacy, hospital, sports facilities, park. Excellent transport infrastructure to the city center as well as to the motorway bypass.

BENEFITS

- popular location in Prievoz
- spacious apartment of 140 m²
- 3 separate bedrooms
- 2x lockable garage under the apartment house
- cellar
- own gas heating
- possibility of layout modifications
- renovated apartment house

PRICE

415.000 EUR + garage

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