

## 2-bedroom apartment Svätoplukova, Bratislava-Ružinov

**Price in EA**



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 SPACIOUS 3-ROOM DUPLEX APARTMENT WITH 3 BALCONIES IN TOP LOCATION (500 APARTMENTS)

HERRYS offers for sale a spacious three-room duplex apartment with an area of 110 m<sup>2</sup>. It is situated on the sought-after Svätoplukova street in Bratislava in a brick apartment building on the 3rd floor without elevator. The spacious apartment is located in a popular location of 500 apartments with excellent access to the city center. There is a large amount of greenery in the locality, across the road is Kukorelli Park with a fountain, which is a very popular place. Amenities in the locality are above standard, there are within walking distance OC CENTRAL, cafes, restaurants, kindergartens, schools, park and doctor. Streets such as Blumentálska or Krížna are only a 12-minute walk away. A great advantage is the very good parking in the zone and at the apartment building are specially reserved park spaces for the residents of the house. The apartment has its own boiler. Heating on the 2nd floor is underfloor. On the 1st floor via radiators and fan coils. The apartment is oriented on three cardinal points. There is also a brick cellar. There is also a large common carriage room in the apartment building.

Expenses for a family of 4: 260€ including electricity

### DISPOSITION

The apartment is oriented on three cardinal points. On the lower floor there is a spacious entrance hall, bathroom with toilet, kitchen and large living room with balcony. On the second floor there are 2 large bedrooms, one with a balcony and a spacious bathroom with access to another balcony.

### LOCALITY



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Svätoplukova street offers a pleasant environment with plenty of greenery and at the same time with quick access to the city centre. The location provides complete civic amenities within walking distance of OC CENTRAL as well as OC EUROVEA, parks, shops, schools, kindergartens, restaurants and many more

## BENEFITS

The apartment is located in the popular and sought-after area of NIVA "500 apartments" view of the greenery, good layout of the apartment: all-day light, orientation to the three cardinal points excellent amenities in the vicinity, own heating and oversized area

## PRICE

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