

## 1-bedroom apartment Ivanská cesta, Bratislava-Ružinov 680 €/month



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 - RENTAL OF A LUXURIOUSLY FURNISHED, STILL UNOCCUPIED 2-BEDROOM APARTMENT IN OVOCNÉ SADY

Real estate agency HERRYS offers for rent a luxuriously furnished 2-bedroom apartment on Ivanska road in a new building Ovocné Sady.

The apartment is located on the 2nd floor (out of 6) in a new building with reception and elevator in a new and modern part of Ružinov. The apartment is air-conditioned and fully furnished. The equipment includes appliances refrigerator with freezer, extractor hood, dishwasher, induction hob, oven with microwave, washing machine with dryer and TV. In the living room there is a sofa bed. The bedroom will be furnished with a bed. Internet connection included in the rent. The apartment is rented with a dedicated outdoor covered parking space and a cellar included. The apartment is ready to move in 15.1.2025. Viewings possible immediately.

- usable area of the apartment is 47 m<sup>2</sup> (apartment 42 m<sup>2</sup>, balcony 3 m<sup>2</sup>, cellar 2 m<sup>2</sup>)
- parking: reserved outdoor covered parking space
- orientation: W
- monthly running costs: 220 EUR

## DISPOSITION



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The apartment consists of an entrance hall, living room connected to the kitchen and dining room, bedroom, bathroom with bath and toilet. From the living room is accessible balcony. The apartment has plenty of storage space.

## LOCALITY

The location around the newly built Ovocné Sady project is an excellent choice for those looking for modern and quiet living. Nearby is the AVION shopping center with complete civic amenities. The area offers excellent transport access to the city centre, either by car or public transport. There are groceries within walking distance. The Ovocné Sady complex has a park for residents with plenty of greenery, a children's playground and a seating area with a community barbecue.

## BENEFITS

- luxuriously furnished apartment in a newly built location in Bratislava
- new building
- accessibility to all parts of Bratislava
- quiet location

## PRICE

Rent: 680,-€/month Energy: 220,-€/month 1-month deposit Internet connection included



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