

## 2-bedroom apartment Budovateľská, Bratislava-Ružinov

**314 900 €**



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 BEAUTIFUL 3-BEDROOM APARTMENT IN A SOUGHT-AFTER LOCATION 500 APARTMENTS

Real estate agency HERRYS offers exclusively for sale a beautiful 3-bedroom apartment with separate kitchen in a sought-after location of 500 apartments near Niv. The apartment has undergone a complete renovation between 2018-2020 under the supervision of an interior architect and is fully furnished with bespoke furniture.

The apartment is located on the elevated ground floor of a 7-storey brick apartment building in good condition built in 1958. In 2011 a new roof covering was laid and the entrance gate with magnetic doorman was replaced. The wiring was changed in 2018. The apartment has central heating. The floors in the living rooms are large laminate, in other parts of the apartment there is a floor of ceramic tiles.

The apartment has a large brick cellar in the basement of the house with an area of 12.87 m<sup>2</sup>. Parking is residential. The apartment is sold with furniture including appliances (electric oven, gas stove, extractor hood, dishwasher, fridge-freezer, washing machine).

Usable area of the apartment 81,38 m<sup>2</sup>: apartment 68,51 m<sup>2</sup>, cellar approx. 12,87 m<sup>2</sup>

Monthly running costs: management fees 150 EUR, electricity 30 EUR, gas 6 EUR

Orientation: W (kitchen with dining room, room/office), E (living room, room)

## DISPOSITION

Entrance hallway / hallway 9,75 m<sup>2</sup>



**Samuel Orsag**

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Living room 17,49 m<sup>2</sup>  
 Kitchen with dining room 12,08 m<sup>2</sup>  
 Bathroom with shower and toilet 3,60 m<sup>2</sup>  
 Bedroom 13,81 m<sup>2</sup>  
 Room/Workroom 11,90 m<sup>2</sup>  
 Brick cellar in the basement of the apartment building 12,87 m<sup>2</sup>

## LOCALITY

Budovateľská 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 there is the Old Town and the shopping centre and the bus station Nivy. Those interested with children will be delighted with a playground just a few steps from the apartment.

## BENEFITS

location of 500 flats near the city centre and Mlynské Níves  
 high quality complete reconstruction done by interior architect  
 separate kitchen with modern equipment  
 large cellar with an area of 12,87



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## PRICE

329 900,- EUR including legal service

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**Samuel Orsag**

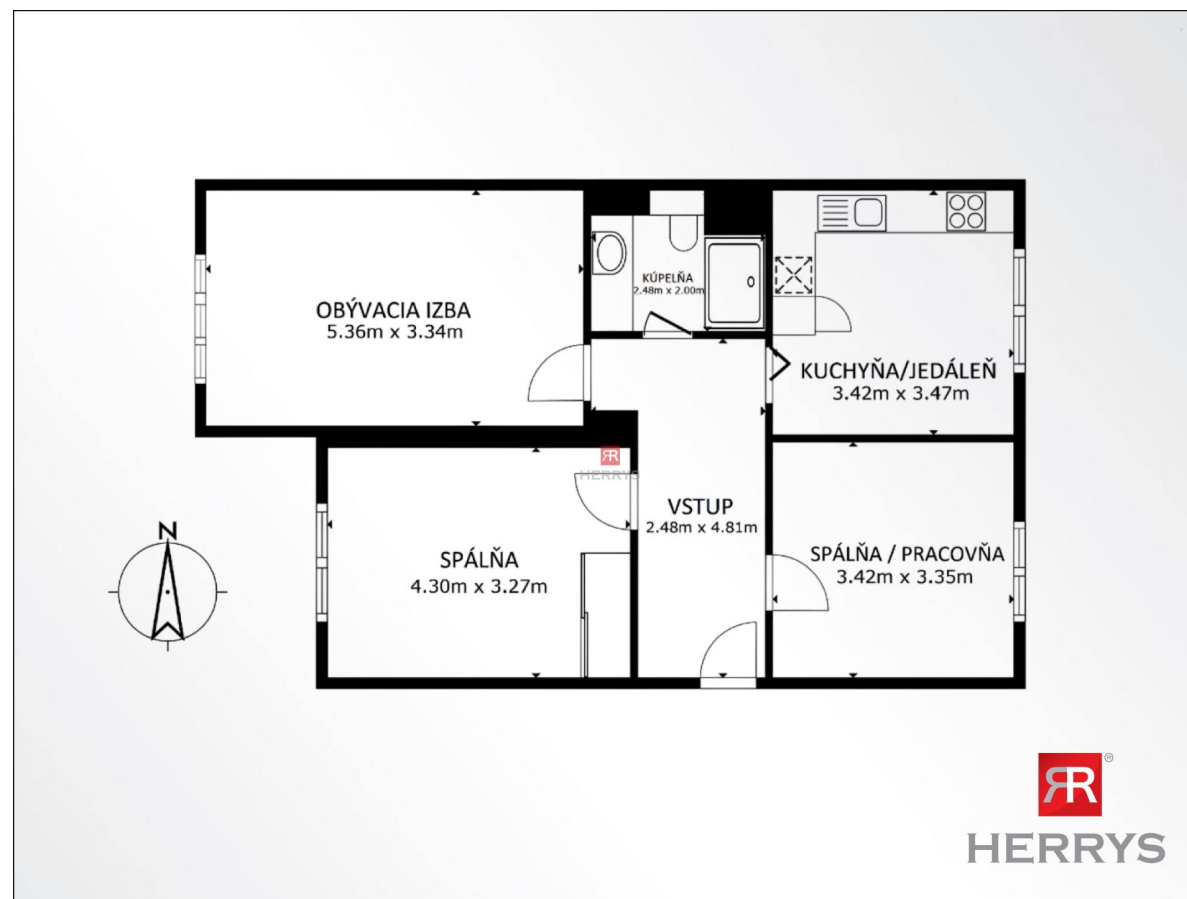
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