

1-bedroom apartment Plynársená, Bratislava-Ružinov

335 000 €



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 UNIQUE 2 ROOM APARTMENT IN NEW BUILDING CITY PARK RUŽINOV WITH PARKING SPACE

HERRYS real estate agency offers exclusively for sale a **unique 2 bedroom apartment with garage parking in the popular new building CITY PARK Ružinov on Plynárska street in Nivy**. The apartment is located **on the 17th floor** (out of 25) of a residential building built in 2018. The higher floor provides a beautiful view. The apartment is very pleasant, spacious and has **an excellent orientation and layout**. It offers a stylish finish with the use of **premium materials and high quality bespoke furniture**. The living area is decorated with **an exceptional glass painting from the workshop of artist Gordana Turuk**.

The apartment is also suitable **for INVESTMENT**, it is currently **rented together with a parking space for a long term**.

Together with the apartment is sold garage parking for the price of 20.000 €.

The apartment is sold with furniture and furnishings.

Usable area of the apartment 69,29 m2: apartment 64,25 m2, balcony 5,04 m2

Orientation: NE, NW

Monthly operating costs: advance payments to the manager 230€ (including garage parking) + electricity 35€

DISPOSITION

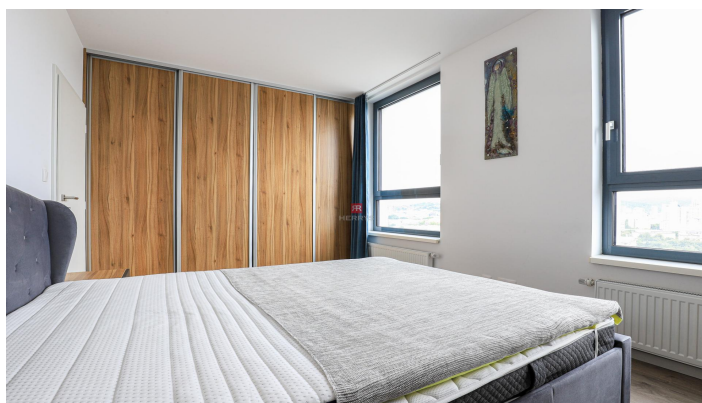
The apartment consists of the following rooms and accessories:

- Entrance hall 6,05 m2
- Bathroom 5,29 m2



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- Kitchen 15,36 m²
- Living room 19,68 m²
- Room/Bedroom 15,47 m²
- WC 2,40 m²
- Balcony 5,04 m²

LOCALITY

The residential complex CITY PARK Ružinov, built in 2018, is located in the developing locality of NIVA, which is extremely popular and sought after for housing due to excellent transport accessibility - quick access to the city center and the motorway bypass, within walking distance of the public transport stop. Nearby are complete amenities - schools, kindergartens, gymnasium, shopping opportunities - supermarkets BILLA, LIDL, TESCO, Miletičova market, restaurants and cafes, shopping and entertainment center EUROVEA and NIVY.

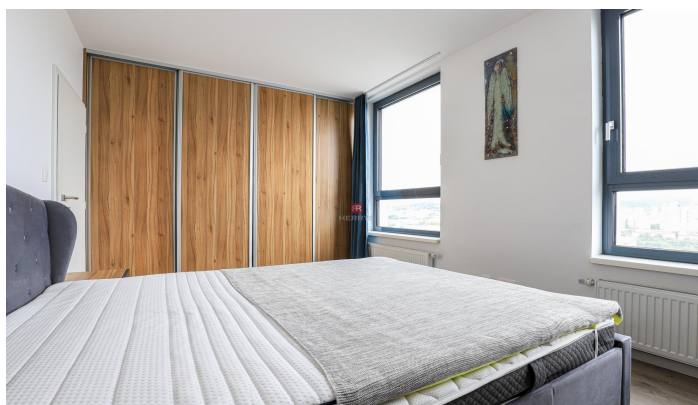
BENEFITS

- unique apartment in the popular new building **CITY PARK Ružinov**, also suitable **for INVESTMENT**,
- **beautiful view** thanks to the higher floor,
- **excellent orientation and spacious layout** of the apartment,
- use **of premium materials, high quality custom-made furniture**,
- **technical details:** security doors, air conditioning in the living room, camera system in the garage and in the elevators,
- **hassle-free parking** - together with the apartment is sold garage parking,
- developing location Nivy with **excellent transport accessibility** (to the center, to the motorway bypass) and



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complete civic amenities.

PRICE

335.000 EUR apartment + 20.000 EUR garage parking (including professional service and commission)

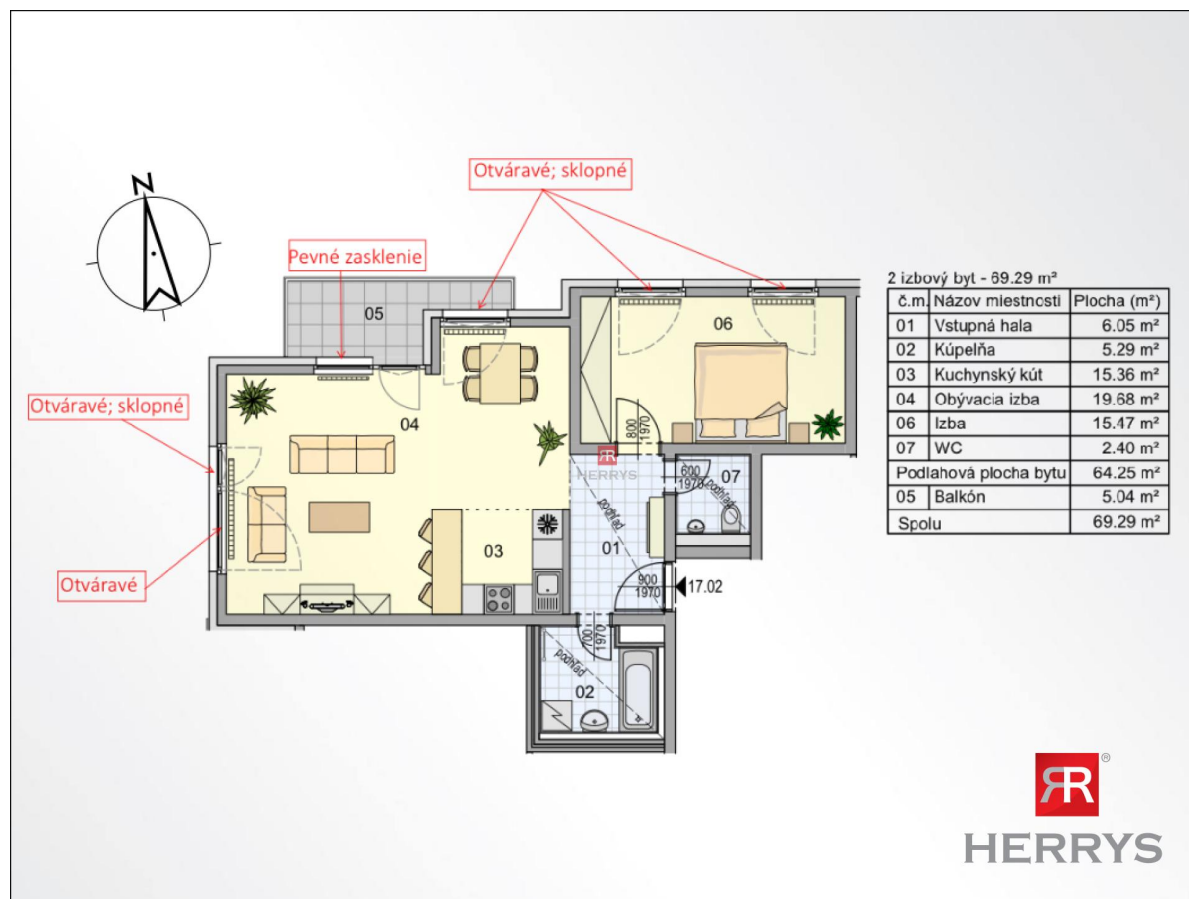
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