

## 4-bedroom apartment Hrachová, Bratislava-Ružinov

**1 400 €/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 - FOR RENT SPACIOUS 5 ROOM APARTMENT WITH GARDEN OF 105 M2 SUITABLE ALSO FOR A COMPANY

Real estate agency **HERRYS** offers for rent **spacious 5 room apartment with landscaped garden 105 m2 in Ružinov on Hrachova street, suitable for living or for company headquarters**. The location is characterized by excellent transport accessibility - motorway bypass, public transport. The area of the apartment building has a reception (SBS), is maintained - with greenery in the courtyard. The entrance to the complex is via an entrance ramp. The apartment is located **on the ground floor** of an apartment building built in 2010. It has an excellent layout with 2 bathrooms and plenty of storage space **in 2 separate warehouses of 3,25 m2 and 6,30 m2**. The apartment is rented **UNFURNISHED**. There is **1 garage space reserved for parking**. The apartment is for rent **from 15.3.2025**.

**usable area of the apartment 257,61 m2** (apartment 152,61 m2, garden 105 m2)  
**orientation:** NW (4 rooms, garden), SE (entrance to the apartment, 1 room, kitchen)  
**monthly running costs:** 500 EUR

### DISPOSITION

#### The apartment consists of:

- entrance hall 4,40 m2
- corridor 11,25 m2 and 9,25 m2
- 5 rooms 40,15 m2, 14, 95 m2, 14,55 m2, 13 m2, 12,45 m2
- kitchen 8,25 m2



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- 2 bathrooms 6,70 m<sup>2</sup> and 4,55 m<sup>2</sup>
- separate toilet 1,30 m<sup>2</sup>
- 2 storerooms 6,30 m<sup>2</sup>, 3,25 m<sup>2</sup>
- garden with terrace 105 m<sup>2</sup>

## LOCALITY

Maintained complex with greenery in the courtyard, guarded by SBS. The location offers complete civic amenities and excellent transport accessibility (motorway bypass, public transport). Nearby there is a football stadium FK Rapid Ruzinov, schools, kindergartens.

## BENEFITS

- spacious apartment suitable for living and company headquarters
- landscaped garden with terrace 105 m<sup>2</sup>
- excellent layout with plenty of storage space in 2 separate warehouses
- well-kept grounds with reception (SBS), entrance via ramp, greenery in the courtyard
- possibility of furnishing according to own needs and preferences
- 2 reserved garage spaces
- excellent transport accessibility (motorway bypass, public transport)

## PRICE



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1.400 EUR/month + 500 EUR energy 2-month deposit

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