

## 3-bedroom apartment Bajkalská, Bratislava-Ružinov

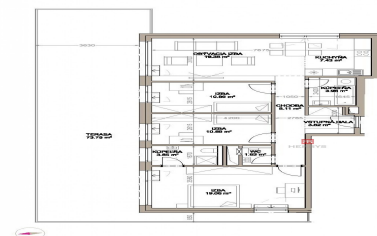
**412 500 €**



Business name: HERRYS s. r. o.

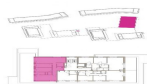
Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka

NOVÝ RUŽINOV  
Radost Žit'



BYT E7.5.1.

| BYT E7.5.1 / 4+0b / SNP    |                       |
|----------------------------|-----------------------|
| Typ bytu                   | 4+0b / SNP            |
| Podlažie                   | 1. podlažie           |
| Plôcha bytu                | 165,34 m <sup>2</sup> |
| Plôcha balkónu             | 10,00 m <sup>2</sup>  |
| Plôcha terasy              | 0,00 m <sup>2</sup>   |
| Plôcha garáže              | 0,00 m <sup>2</sup>   |
| Plôcha kúpeľne             | 10,00 m <sup>2</sup>  |
| Plôcha kuchyne             | 10,00 m <sup>2</sup>  |
| Plôcha obývacího priestoru | 10,00 m <sup>2</sup>  |
| Plôcha spálne              | 10,00 m <sup>2</sup>  |
| Plôcha WC                  | 10,00 m <sup>2</sup>  |
| Plôcha šatníka             | 10,00 m <sup>2</sup>  |
| Plôcha korytá              | 10,00 m <sup>2</sup>  |
| Plôcha chodby              | 10,00 m <sup>2</sup>  |
| Plôcha vstupnej haly       | 10,00 m <sup>2</sup>  |
| Plôcha schodiska           | 10,00 m <sup>2</sup>  |
| Plôcha výťahovej šachty    | 10,00 m <sup>2</sup>  |
| Plôcha iných priestorov    | 10,00 m <sup>2</sup>  |
| Plôcha celkovo             | 165,34 m <sup>2</sup> |



Developer projektu:  
**CZ SLOVAKIA**

Vyhodnotil predajcu:  
**HERRYS**

Kontakt pre predajcu:  
info@herrys.sk  
0948 217 688

## HERRYS - FOR SALE 4 BEDROOM FLAT WITH BALCONY IN PROJECT NOVY RUZINOV

Real estate agency **HERRYS** offers for sale 4 bedroom flat in the villa MARLEN in the project Nový Ružinov.

### DISPOSITION

#### RESIDENTIAL PARK

The life of future residents of Nový Ružinov will be made more pleasant by a residential park in the heart of the project. A team of landscape architects unconventionally designed a common space dominated by a lot of greenery. Between the houses there will be almost a hundred trees along with meadow plants and shrub roses. In addition to unusual playgrounds, you will also find places to relax and socialize with your future neighbors.

### LOCALITY

The Nový Ružinov project is situated in the most popular part of Bratislava, Ružinov. It is a place with direct connection to Bajkalská and Prístavná street, as two of the city's most important transport links. Fast access to the D1 bypass ensures trouble-free access to all parts of the city. Full amenities are available within five minutes by car.

### BENEFITS

- high quality materials used
- the choice of design holospace or standard
- a location with a future
- direct connection to the Danube dam
- a playground together with a residential park in the center of the complex



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excellent accessibility of sports grounds

## PRICE

412 500 EUR

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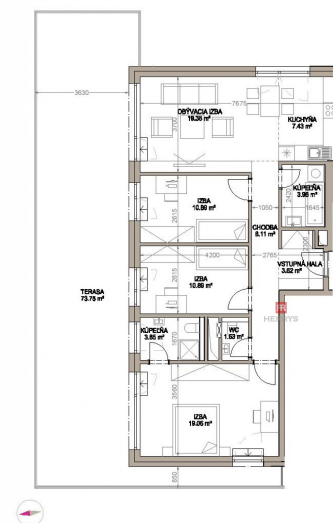
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NOVÝ RUIŽINOV  
Radosť Žiť

## BYT E7.5.1.



| BYT E7.5.1. / 4+kk / SNP |                  |
|--------------------------|------------------|
| PODPERA NÁVA             | 3.82 m²          |
| KLIMBA                   | 8.93 m²          |
| KUCHYŇA                  | 7.43 m²          |
| OBYTNÝ MIESTO            | 16.00 m²         |
| KLIMBA                   | 10.00 m²         |
| KLIMBA                   | 10.00 m²         |
| KLIMBA                   | 19.00 m²         |
| KLIMBA                   | 1.00 m²          |
| KLIMBA                   | 3.85 m²          |
| KLIMBA                   | 1.53 m²          |
| KLIMBA                   | 1.56 m²          |
| <b>PLOCHA BYTU:</b>      | <b>88.71 m²</b>  |
| PRÍPOJKA KOTLA           | 2.08 m²          |
| KLIMBA                   | 2.50 m²          |
| <b>SPOLU</b>             | <b>165.14 m²</b> |



Uvedené rozmery sú orientačné a nemusia zodpovedať v reálnosti. Bližšie podrobnosti dopytovať.

Developer projektu: **CZ SLOVAKIA** | Vyhľadný predajca: **HERRYS** | Kontakt pre predaj: info@herrys.sk  
0948 217 888

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