

2-bedroom apartment Martinčekova, Bratislava-Ružinov

395 000 €



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 - LARGE 3-ROOM APARTMENT FOR SALE IN RUŽINOV (MARTINČEKOVÁ STREET)

The HERRYS real estate agency offers for sale an exceptional and exceptionally spacious 3-room apartment on Martinčekova Street in Ružinov. Properties with such a generous floor area are very rare on the market. An impressive 120 m² combined with high ceilings give the interior a feeling of spaciousness and elegance. The apartment is flooded with daylight, offers beautiful panoramic views and provides perfect living comfort just a stone's throw from the city center.

Usable area: 123.28 m² (of which 120 m² is floor space + 3.28 m² balcony)

Floor: 8th of 13 above-ground floors

Orientation: Southwest

Parking: Indoor parking space available directly in the apartment building (+ €25,000)

(Photos contain visualizations)

DISPOSITION

The apartment consists of three rooms and accessories, which is understood to be 1 x hallway, 2 x bathroom, separate WC, 1 x storage room, 2 x separate room, living room connected to the kitchen and balcony

LOCALITY

The apartment house is located on Martinčekova street. There are parks with greenery and playgrounds around the



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apartment building. Directly on the ground floor of the apartment building there is a kindergarten. 10 minutes walk away Strkovecké lake offering pleasant walks and various sports grounds.

BENEFITS

- spaciousness in the form of 120m²
- completely ready for living
- air conditioning in the living room
- 2 x bathroom
- private bathroom with entrance from the bedroom and a room
- utility room with washing machine
- raised floor 8 floor
- complete amenities
- excellent location and access to the ring road and public transport
- indoor parking space directly in the apartment building

PRICE

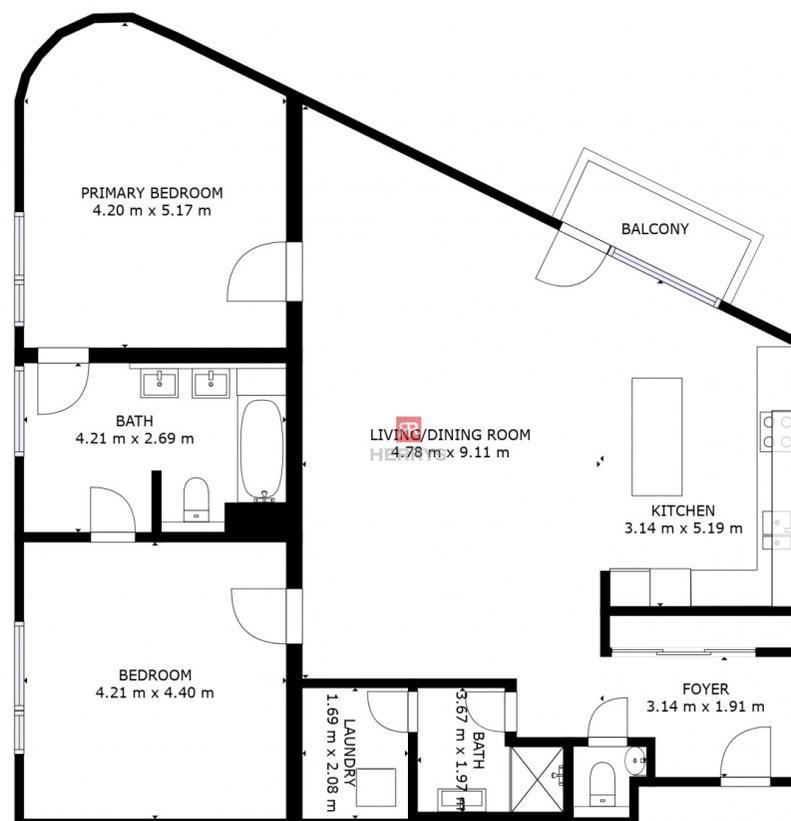
price €395,000 parking space €25,000

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