HERRYS
finally at home

# 1-bedroom apartment
# Ivanská cesta, Bratislava-Ružinov

## 640 €/month











## HERRYS - FOR RENT TASTEFULLY FURNISHED 2-BEDROOM APARTMENT WITH A/C IN OVOCNE SADY, NEAR AVION

**HERRYS Real Estate Agency** offers for rent a fully furnished 2-bedroom apartment in the popular Ovocné sady residential development on Ivanska cesta in Bratislava.

The apartment has a **total area of 45 sqm, including a balcony**, and is situated on the **3rd floor** of a residential building with a lift. It overlooks a landscaped inner courtyard with greenery and a relaxation area, providing a pleasant environment for everyday living. A major advantage is that the apartment is fully furnished and equipped, including **air conditioning, a dishwasher and a washer-dryer**. The rental also includes **a private storage unit and a designated parking space directly in front of the building**.

The apartment is ideal **for a single professional or a couple** looking for fully furnished accommodation with convenient transport connections and all the necessary amenities, without the need for any additional investment in furnishings or appliances.

- **Usable area:** apartment 42 sqm, balcony 3 sqm, private storage unit
- **Orientation:** West
- **Monthly operating costs:** €210, including internet and TV connection

The apartment is available for rent **from 1 December 2026**.

## DISPOSITION

The apartment comprises an entrance hall, a bathroom with a bathtub and toilet, a living room connected to the kitchen and dining area, and a separate bedroom with a double bed.



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The balcony is accessible from the living room.

## LOCALITY

The Ovocné sady residential development is located on Ivanská cesta in the Ružinov district of Bratislava, in the Trnávka area. Its location offers a convenient combination of urban living, easily accessible amenities and opportunities for an active lifestyle.

Everyday shopping and services are within easy reach. Nearby amenities include DELIA grocery store, **Avion Shopping Park**, IKEA and the Pharos retail zone. Avion Shopping Park offers a wide selection of shops, restaurants, cafés and other services. The area also provides various sports and leisure facilities, including Aircraft Sport House, K2 climbing centre, Jump Arena and the popular Zlaté piesky recreational area, ideal for sports and summer activities.

The property also benefits from good public transport connections. A bus stop is located close to the residential development, providing connections to the city centre and other parts of Bratislava. Bus No. 61 connects the area with the Main Railway Station in one direction and Bratislava Airport in the other.

Drivers will appreciate the quick access to the D1 motorway and Bratislava's motorway bypass, as well as the proximity of M. R. Štefánik Airport.



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## BENEFITS

- **Ovocné sady residential development**, completed in 2022
- **Fully furnished apartment** with tasteful furniture and appliances (dishwasher, washer-dryer and air conditioning)
- Overlooking a **quiet courtyard with a landscaped park and relaxation area**
- **Private storage unit and designated parking space** directly in front of the building included in the rent
- **Internet and TV connection available**
- **Excellent local amenities**, with Avion Shopping Park just a 5-minute walk away
- **Convenient transport connections**, with easy access to the motorway and Bratislava city centre

## PRICE

Monthly rent: €640Utilities: €210/month (including internet and TV)Security deposit: 1 month's rent

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