

## 1-bedroom apartment Hraničná, Bratislava-Ružinov

**173 000 €**



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 - COZY 2-ROOM APARTMENT FOR SALE IN THE NUPPU PROJECT IN RUŽINOV, BRATISLAVA

HERRYS real estate agency **offers for sale a new fully furnished 2 bedroom apartment suitable as an investment in the popular NUPPU project** on Hraničná street in Ružinov.

The apartment is located on the **2nd floor** out of 7, accessible by elevator. It consists of an entrance hall, a living room with a kitchenette, a separate bedroom and a bathroom with a bathtub and toilet and a washing machine. The balcony is accessible from the living room.

The **living room** is equipped with a comfortable sofa, a coffee table, a TV table and a wide-screen TV. The living room also includes a **dining area**, equipped with a dining table and 4 chairs.

The **kitchen** is equipped with a glass-ceramic hob, electric oven, hood and dishwasher, and a refrigerator with a freezer.

The apartment has plenty of storage space in spacious cupboards. **All the equipment of the apartment is completely new.**

A **large common (party) room**, equipped with a kitchen and party seating, is available **for the residents of the apartment building.**

In the outdoor areas of the residential complex, children's playgrounds and grill zones serving exclusively apartment owners are installed. **Parking** is provided in a **reserved place in the underground garage.**

The apartment is selling fully furnished for 173 000 EUR, plus 20 000 EUR for a garage space in the underground garage.



**Ing. Emil Matuška**

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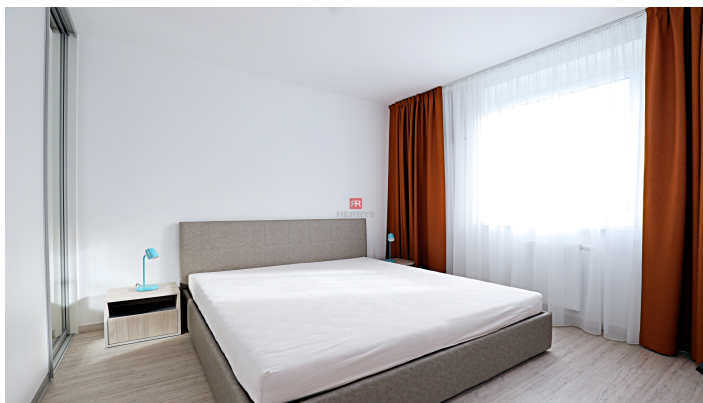
+421948904111

Ad ID: VK\_084

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Useful area of the apartment: 43.96 m<sup>2</sup>  
Balcony area: 2.37m<sup>2</sup>

## DISPOSITION

The apartment is located on the **2nd floor** out of 7, accessible by elevator. It consists of an entrance hall, a living room with a kitchenette, a separate bedroom and a bathroom with a bathtub and toilet and a washing machine. The balcony is accessible from the living room.

The **living room** is equipped with a comfortable sofa, a coffee table, a TV table and a wide-screen TV. The living room also includes a **dining area**, equipped with a dining table and 4 chairs. **Internet connection is available.**

The **kitchenette** is equipped with a glass-ceramic hob, electric oven, hood and dishwasher, and a refrigerator with a freezer.

The apartment has plenty of storage space in spacious cupboards.

## LOCALITY

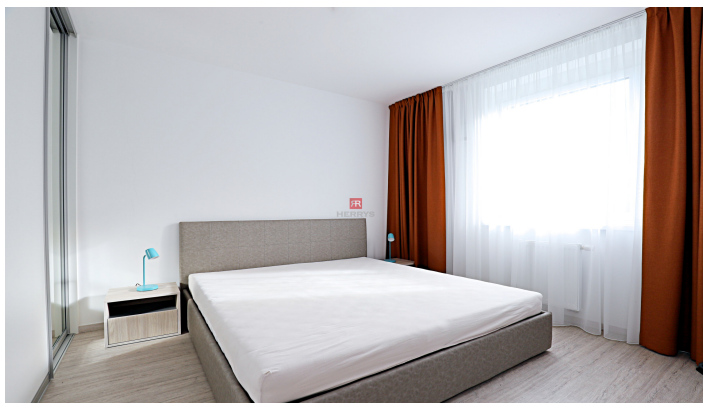
The Nuppu Mlynské Nivy project is located in the most popular part of Ružinov, with complete civic amenities (culture, education, gastronomy, shops, active recreation) and easy transport accessibility. The location is well connected to the city center, main shopping areas or the airport.



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## BENEFITS

- project approved in 2023
- bright apartment with balcony, south orientation
- air conditioning
- parking space in the basement of the apartment building
- ideal location in terms of transport accessibility to the city center (10 min by car) as well as other parts of the city thanks to the fast connection to the city motorway bypass
- proximity to the Danube dam with a cycle path
- the apartment has a common room for bicycle storage, laundry room as a shared common room with the possibility of having a private reservation,
- the apartment is equipped with a new built-in kitchen with appliances, 2x large built-in rolldoor
- Seller is PO - VAT payer - possibility of deduction.

## PRICE

173.000 € apartment + 20.000 € indoor garage parking (including professional service and RK commission)

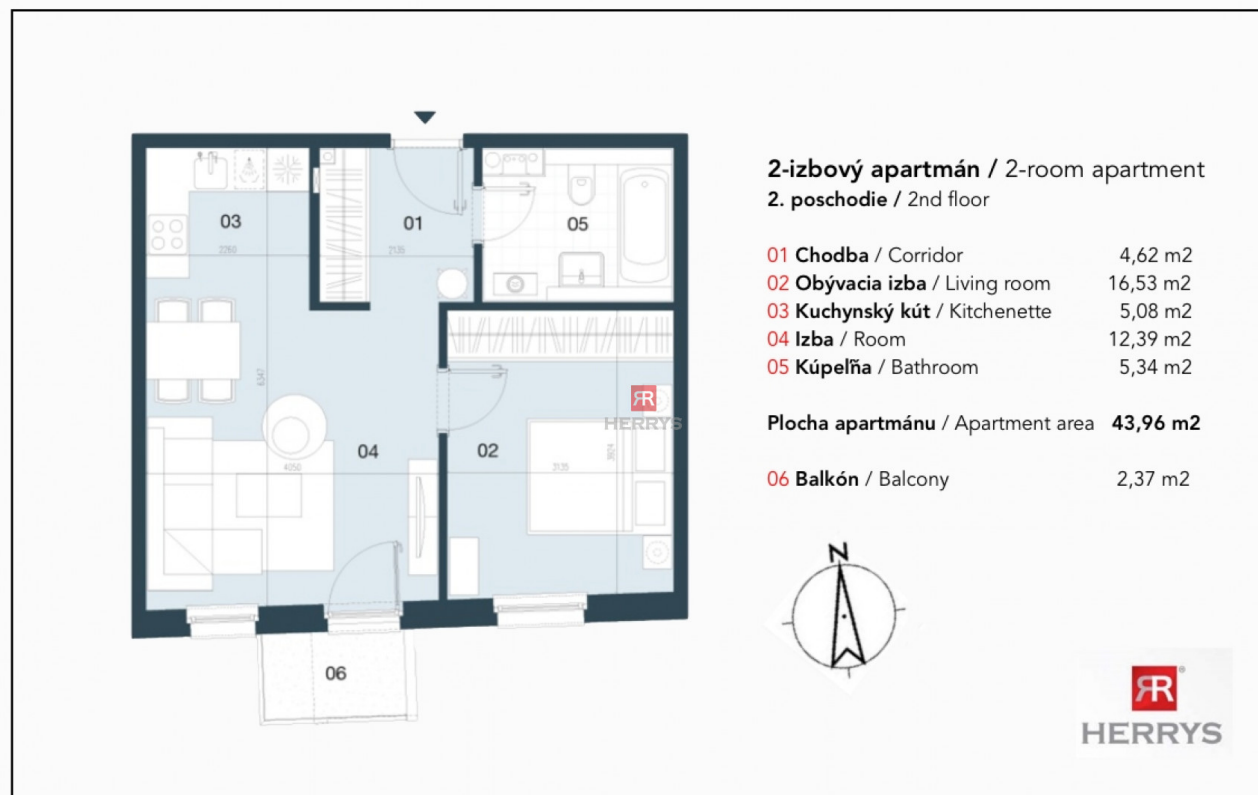
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