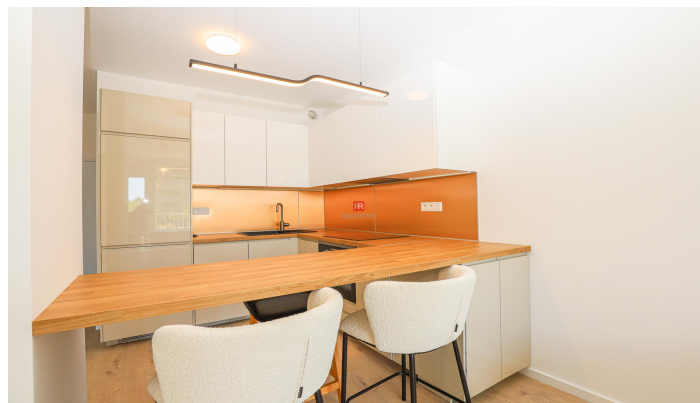


# 1-bedroom apartment Bajkalská, Bratislava-Ružinov 690 €/month



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



## REAL ESTATE AGENCY HERRYS OFFERS FOR RENT FULLY FURNISHED 2-BEDROOM APARTMENT IN A NEW BUILDING NOVÝ RUŽINOV

Real estate agency **HERRYS** offers for rent **a modern and yet uninhabited 2-bedroom apartment in a new building NOVÝ RUŽINOV**. The apartment has a **spacious balcony**. It is located on the **2nd floor** (6 floors in total ) with elevator **and is fully furnished with quality furniture and appliances**, the equipment includes a refrigerator with freezer, dishwasher, electric oven, induction hob with hood and washing machine. The apartment has **exterior blinds to control**. There is a dedicated **outdoor parking space** which ensures hassle free parking. The apartment has **a large cellar** with a window, which is situated directly opposite the apartment. The apartment is suitable for 2 people, no pets. **Available immediately**.

**Usable area:** 54m<sup>2</sup> (balcony 7,8m<sup>2</sup> + cellar 5,19m<sup>2</sup>)

**Orientation:** S

**Floor:** 2nd floor/ 6 floors ( with elevator)

**Monthly operating costs:** 170 EUR /month

## DISPOSITION

The apartment has a very good layout - it consists of an entrance hall, a separate pantry with storage space, a kitchen connected to the living room with access to a spacious balcony, a bedroom with storage space and access to the balcony, a large bathroom with bathtub and a separate toilet.



**Samuel Orsag**

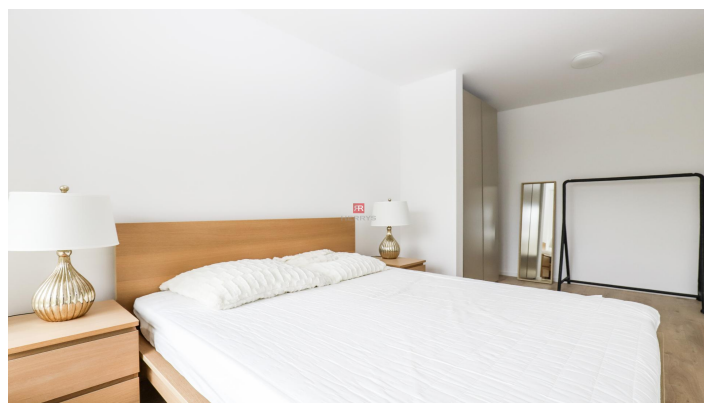
samuel.orsag@herrys.sk

+421 948 973 555

Ad ID: SO049

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



## LOCALITY

The apartment is located in the newly built and pleasant project NOVÝ RUŽINOV. Within walking distance there is a public transport stop, a sidewalk connected directly to the cycle path. Civic amenities directly in the apartment buildings: grocery Malina, beauty salon Esbele, pastry shop, shop Fragrant home, wine shop. Complete amenities are in the vicinity. From the location there is excellent access to the city center and the ring road. Possibility of sports activities and walks in the countryside. The project has a beautifully landscaped inner block with seating area.

## BENEFITS

- new building
- not yet inhabited
- fully furnished with quality furniture
- plenty of storage space: wardrobes, separate storage room ( possibility of use as a walk-in wardrobe), large cellar dungeon
- spacious balcony overlooking the courtyard
- exterior blinds with remote control
- reserved outdoor parking space
- plenty of greenery, safe location
- excellent access to the city centre and the ring road

## PRICE

rent 680 EUR /month + energy 170 EUR for two persons monthly deposit



**Samuel Orsag**

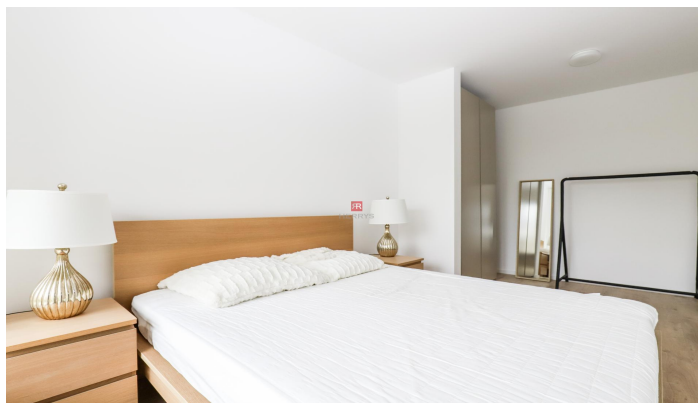
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