

## 1-bedroom apartment Seberíniho, Bratislava-Ružinov

**313 350 €**



Business name: HERRY'S 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 – FOR SALE: ELEGANT 2.5-ROOM APARTMENT ON SEBERÍNIHO STREET.

**HERRYS real estate agency** is pleased to offer exclusively for sale a modern and practically designed **2.5-room apartment with two spacious loggias**, located in the new PO **Seberíniho** development near Hotel Bratislava. The apartment is situated on the 1st floor of a 13-storey residential building. It comes fully equipped with a high-quality kitchen and custom-built furniture by *Danko Kuchyne*.

**The total floor area is 75.13 m²**, including 65.98 m² of interior living space and two loggias measuring 5.3 m² and 3.85 m².

The apartment faces **northwest**, offering pleasant natural light throughout the day.

The building features **two elevators** and has been awarded an **energy certificate of class B**, ensuring good energy efficiency and lower operating costs.

**Monthly utility costs are approximately €190**, including €150 for building management (HomePro) and €40 for electricity.

## DISPOSITION

The apartment welcomes you with a spacious hallway featuring custom-made built-in storage. A cozy room with a wardrobe sits to the right, while to the left you'll find a separate toilet and a stylish bathroom with a bathtub and washer-dryer. The heart of the home is the bright and airy living room seamlessly connected to a modern kitchen. An elegant glass sliding door creates a separate bedroom without compromising the open feel. Both the living room and bedroom offer direct access to a loggia, perfect for relaxing outdoors.



**Ing. Klaudia Jánošová Michnová**

klaudia.janosova@herrys.sk

+421 948 901 789

Ad ID: KJM43

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

Ružinov is one of the most popular districts in Bratislava, known for its excellent accessibility, full range of amenities, and pleasant environment. Around the Seberíniho project, you'll find everything you need – schools, shops, cafés, services, and public transport. There are also plenty of options for leisure and sports, such as Andrej Hlinka Park, Štrkovec Lake, and nearby sports facilities. Ružinov offers the perfect balance of city life and greenery – a place you'll truly enjoy living in.

## BENEFITS

- modern residential building completed in 2019
- quiet inner courtyard with greenery, playground, and seating areas
- smart and elegant layout with a separate bedroom
- high-quality materials and custom-built furniture
- three-way kitchen faucet with reverse osmosis filtration
- exterior electric blinds on all windows
- interior Roman shades throughout the apartment
- kitchen fully equipped with Gorenje appliances
- bathroom with bathtub and washer-dryer combo
- complete civic amenities within walking distance (OC Retro, pharmacy, restaurants, schools, post office)
- excellent access to the city center and main roads
- nearby green spaces and leisure spots: Andrej Hlinka Park, Štrkovec Lake, Ružinov Cultural Centre

## PRICE

€313,350 (the price includes professional services and the agency commission) © The text and photos are the



**Ing. Klaudia Jánošová Michnová**

klaudia.janosova@herrys.sk

+421 948 901 789

Ad ID: KJM43

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



intellectual property of HERRYS real estate agency.

© The text and photos are the author's work and property of the real estate agency HERRYS.



**Ing. Klaudia Jánošová Michnová**

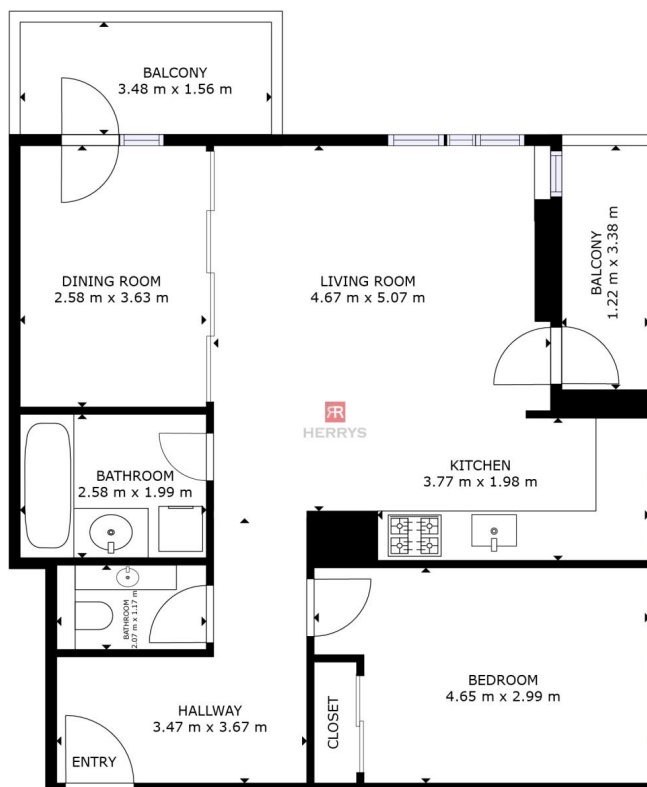
klaudia.janosova@herrys.sk

+421 948 901 789

Ad ID: KJM43

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



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