

## 2-bedroom apartment Svätoplukova, Bratislava-Ružinov

**384 900 €**



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 - 3-ROOM APARTMENT WITH LARGE ROOF TERRACE FOR SALE IN A RENOVATED APARTMENT BUILDING IN NIVY

HERRYS real estate agency offers exclusively for sale an air-conditioned 3-room apartment with a large roof terrace in a completely renovated apartment building in the sought-after location of 500 apartments in Nivy.

The apartment is located on the 3rd floor of a 3-story brick apartment building without an elevator, built in 1953. The superstructure was added in 1997. The apartment building was completely renovated in 2025.

The apartment includes a large terrace on the roof of the apartment building with a beautiful view of downtown landmarks and a large brick cellar in the basement of the building with an area of 4.48 m<sup>2</sup>.

The apartment has its own gas boiler for water heating and heating and 2 air conditioning units. The floors in the living rooms are large-area laminate, in the other parts of the apartment the floor is ceramic tiles. Parking is residential.

The apartment is sold with furniture, including appliances (electric oven, ceramic hob, extractor hood, dishwasher, refrigerator with freezer, washing machine, gas boiler).

Usable area of the apartment 145.08 m<sup>2</sup>: apartment 113.58 m<sup>2</sup>, cellar 4.48 m<sup>2</sup>, terrace 25.30 m<sup>2</sup>, balcony 1.78 m<sup>2</sup>

Monthly operating costs: management fees EUR 200, electricity EUR 40, gas EUR 60

Orientation: S/W (dining room, living room), E (kitchen, bathroom), W (bedrooms)



**Samuel Orság**

samuel.orsag@herrys.sk

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## DISPOSITION

Entrance hall/hallway 10.71 m<sup>2</sup>  
 Living room with kitchen and dining room 51.78 m<sup>2</sup>  
 Bathroom with shower, bathtub and toilet 9.40 m<sup>2</sup>  
 Bedroom 17.24 m<sup>2</sup>  
 Bedroom 13.61 m<sup>2</sup>  
 Toilet 1.35 m<sup>2</sup>  
 Utility room 4.12 m<sup>2</sup>  
 Brick cellar in the basement of the apartment building 4.48 m<sup>2</sup>

## LOCALITY

Svätoplukova Street offers a pleasant environment with plenty of greenery and quick access to the city center. The location provides complete civic amenities. The Old Town, shopping center, and Nivy bus station are within walking distance.

## BENEFITS

beautiful roof terrace with views of downtown  
 large apartment with a good layout  
 completely renovated apartment building in 2025



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sought-after location 500 apartments near the city center and Mlynské Nivy  
excellent civic amenities and transport accessibility

## PRICE

EUR 384,900 including legal services

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- 01 Schodisko spoločné
- 02 Chodba ..... 8,58 m<sup>2</sup>
- 03 Schodisko ..... 2,09 m<sup>2</sup>
- 04 Kúpeľňa ..... 9,67 m<sup>2</sup>
- 05 Predsieň ..... 1,22 m<sup>2</sup>
- 06 WC + umývadlo ..... 1,58 m<sup>2</sup>
- 07 Kuchaňa/jedáleň  
Obývacia izba ..... 55,14 m<sup>2</sup>
- 08 Komora ..... 2,53 m<sup>2</sup>
- 09 Izba ..... 12,93 m<sup>2</sup>
- 10 Izba ..... 17,71 m<sup>2</sup>
- 11 Balkón ..... 2,07 m<sup>2</sup>

**Celková plocha: 113,52 m<sup>2</sup>**

