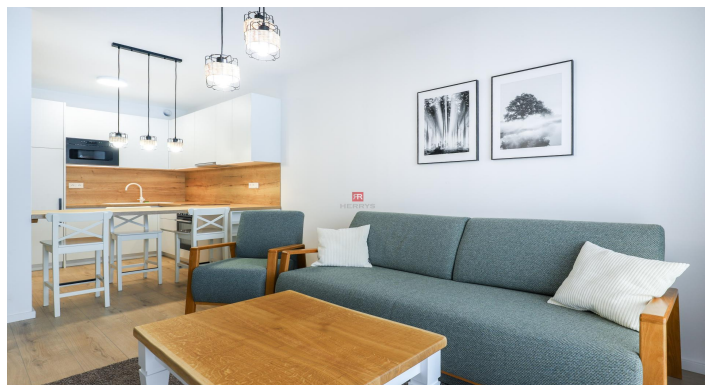


1-bedroom apartment Bajkalská, Bratislava-Ružinov 800 €/month



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 - EXCLUSIVELY FOR RENT 2 - ROOM STYLISH, YET UNINHABITED APARTMENT IN NOVÝ RUŽINOV

HERRYS real estate agency offers exclusively for rent a 2-room apartment with an area of 53.04 m² and a balcony with an area of 7.75 m², located in the popular Nový Ružinov project in Bratislava. This modern apartment is ideal for living in one of the most sought-after locations in the city, where you will appreciate excellent accessibility, high comfort and a pleasant environment. It is located on the 2nd floor with an elevator. The apartment is equipped with an alarm. The apartment is designed with an emphasis on comfort and functionality, with plenty of storage space. The layout includes: a spacious living room connected to a modern kitchen equipped with appliances: fridge with freezer, built-in oven, induction hob, dishwasher and plenty of storage space, a bright bedroom with a large wardrobe, which provides a comfortable space to relax, a separate wardrobe a bathroom with a bathtub, a washing machine and a separate dryer and a separate toilet.

Both the living room and the bedroom have direct access to the balcony, which offers a pleasant place for morning coffee with a view of the surrounding greenery. Electric blinds provide protection from the sun and the apartment is equipped with air conditioning in both main rooms. The apartment also includes a spacious storage room (4.69 m²) with a large window, located on the floor opposite the apartment, which provides additional storage space and comfort. Available immediately. Pets welcome.

DISPOSITION

The entrance hall leads to a large bathroom, opposite which there is a spacious storage room with wide use. The toilet is separate. The living room is connected to the kitchen area, from which you enter the bedroom. The balcony is



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located across the entire width of the apartment and is accessible from both rooms. Opposite the apartment is a cellar.

LOCALITY

The Nový Ružinov location is one of the most sought-after parts of Bratislava, combining the advantages of modern city life with peace and greenery. This dynamically developing district offers excellent civic amenities and excellent accessibility to the city center, which will be especially appreciated by people looking for a combination of convenience and a good location. Transport accessibility is one of the main benefits - there are public transport stops nearby and a quick connection to the highway, which allows easy access to all parts of Bratislava and the surrounding area. You can be in the city center by car in a few minutes, but at the same time you can enjoy a quieter atmosphere outside the busy center. For those who like to enjoy an active lifestyle, there are several parks and recreational opportunities in the area, including cycling trails and sports fields. Thanks to the carefully designed architecture and green areas, Nový Ružinov is a harmonious place to live, where modern urban style combines with the natural environment.

BENEFITS

- large loggia
- unoccupied apartment
- fully furnished with quality furniture
- storage with security door and window on the floor next to the apartment
- excellent accessibility to the city and the highway public
- transport connection to the city center 10 minutes, stop 450 m from the entrance



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- air conditioning in both rooms
- electric blinds
- internet and parking included
- alarm

PRICE

rent 800 euros, including parking space plus 200 euros for energy, including internet

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