

Studio

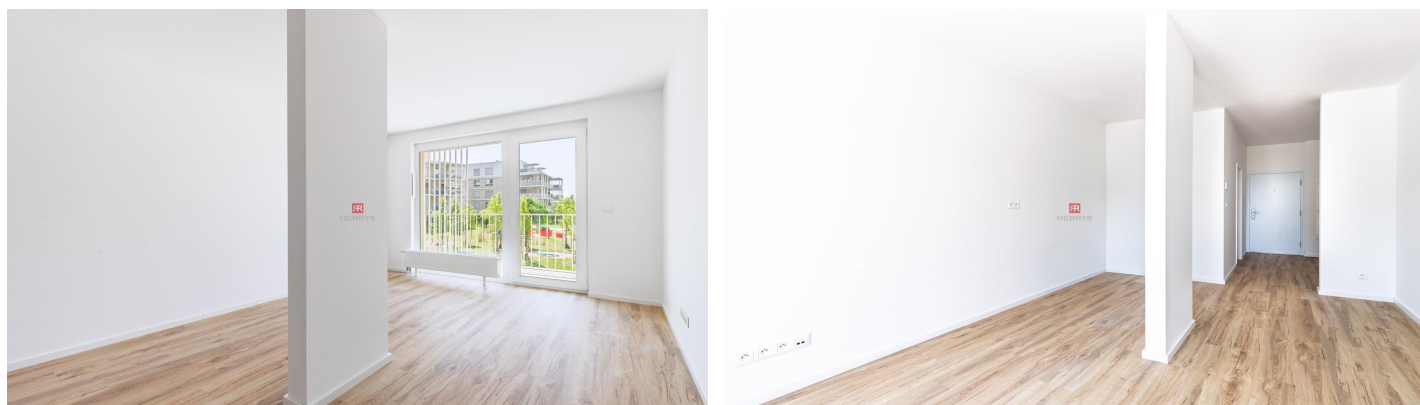
Bajkalská, Bratislava-Ružinov

161 500 €



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 MODERN 1-BEDROOM APARTMENT IN THE NOVÝ RUŽINOV PROJECT

HERRYS Real Estate offers for sale a modern, sunny 1-bedroom apartment in the newly built Nový Ružinov development, located in the Ružinov district. Situated on the 2nd floor of a 6-storey building, the apartment is part of a secure residential complex featuring lush greenery, relaxation zones, and well-thought-out architecture that blends urban comfort with the tranquility of nature. The Nový Ružinov project is renowned for its focus on quality, functional layouts, and a pleasant community atmosphere. Thanks to its modern design and premium materials, it represents an ideal choice for individuals, couples, or as an investment in one of Bratislava's most sought-after locations.

The apartment comes with **an outdoor parking space** valued at €9,900.

Floor area: 31.38 m², balcony: 4.59 m², cellar storage 3.31 m²

Floor: 2 / 6

Price: €161,500 + parking space €9,900

DISPOSITION

The apartment consists of an entrance hall with storage space, a bathroom with a toilet, a spacious living room connected to the kitchen, and access to the balcony. The layout is designed to maximize usable space and natural light.

LOCALITY

The **Nový Ružinov project** is located in one of the most sought-after areas of Ružinov. It offers **excellent transport connections** to the city centre as well as to the motorway bypass, with public transport stops just a few minutes'



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walk away. Residents can enjoy a **green residential park with relaxation zones**, children's playgrounds, and sports areas. The project has been designed as a **quiet, gated community** with architectural elements that minimise surrounding noise.

BENEFITS

- New build with high-quality architecture and excellent natural light
- Residential park – an ideal place for relaxation
- Gated complex offering a safe and peaceful environment
- Convenient access to full civic amenities
- Excellent transport connections – city centre, bypass, and public transport
- Outdoor parking space

PRICE

161 500 € + 9 900 € parking

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