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REALITNÁ KANCELÁRIA  
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Najväčšia klasická realitná kancelária  
SME Ekonomika 1. miesto 20  
SME Ekonomika 2. miesto 21

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CENTRAL & EASTERN EUROPE

## 1-bedroom apartment Na križovatkách, Bratislava-Ružinov

**235 000 €**



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



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## HERRYS - SPACIOUS 2-ROOM APARTMENT WITH GREAT POTENTIAL IN TRNÁVKA

The HERRYS real estate agency offers for sale a spacious 2-room apartment with exceptional potential in an older new building on Na križovatkách Street in the Trnávka district of Bratislava.

The apartment has a total area of 68.57 m<sup>2</sup>, a 3 m<sup>2</sup> loggia, and a brick cellar 2 m<sup>2</sup> (a practical storage space located directly opposite the apartment). It is located on the 1st floor (not the ground floor) in an apartment building with an elevator and faces east, thanks to which it is pleasantly lit throughout the morning.

As it is an older new building, the apartment is in very good technical condition and does not require extensive renovation. Its generous size and well-thought-out floor plan offer a wide range of possibilities for modern and designer furnishings without the need for construction work. For a better idea, visualizations of possible interior solutions are included in the advertisement.

The apartment comes with an outdoor parking space, which can be purchased for €15,000.

### DISPOSITION

Large entrance hall, living room with access to a loggia, kitchen, spacious bedroom with the possibility of conversion into 1.5 rooms, bathroom with bathtub and separate toilet.

### LOCALITY

The street Na križovatkách in Trnávka offers an excellent combination of peaceful living and great accessibility to the center of Bratislava and major transport routes. The immediate vicinity offers a full range of amenities, including shops (Lidl), the AVION shopping center, restaurants, schools, kindergartens, and public transport stops. The location



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is also popular thanks to its quick connection to the ring road and the airport, making it an ideal place to live and invest.

## BENEFITS

Generous floor space, loggia, cellar directly opposite the apartment and the possibility to create modern living without the need for renovation. An ideal opportunity for your own home or investment in a popular location in Bratislava.

## PRICE

€250,000 including outdoor parking space

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