1-bedroom apartment
Tomášikova, 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

HERRYS - INVESTMENT 2-ROOM APARTMENT FOR SALE ON TOMÁŠIKOVA STREET

HERRYS real estate agency offers for sale an exclusive spacious 2-room apartment in the popular Ružinov district. The apartment with an area of 52 m² + 11 m² balcony is located on the 5th floor of an apartment building completed in 2008 and faces east, which ensures pleasant morning light and comfortable living throughout the day.

The property is an ideal combination of owner-occupied housing or an investment opportunity with the possibility of immediate rental and a potential return of more than 3% per annum.

An exceptional benefit is the 11 m² balcony, which provides above-standard outdoor space suitable for relaxation. The apartment is equipped with new air conditioning, which increases the comfort of living during the summer months.

Monthly costs:

management and repair fund: EUR 130

electricity (ZSE): EUR 25

Photos 1, 2, and 3 are illustrative.

DISPOSITION

entrance hall with built-in wardrobe, spacious bathroom connected to toilet, kitchen connected to living room and exit to balcony, and bedroom

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Ad ID: MI139

LOCALITY

Tomášikova Street is one of the most sought-after addresses in Ružinov. The location offers:

- complete civic amenities (shops, services, schools, restaurants)
- excellent transport accessibility
- proximity to tram lines and public transport
- quick connection to the city center and the ring road

Ružinov is known for its balanced ratio of greenery, infrastructure, and urban comfort.

BENEFITS

- complete amenities
- investment potential
- excellent access to the city center and the ring road
- low operating costs
- brand new air conditioning
- spacious balcony

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PRICE

235 000 eur, including legal services provided by agency

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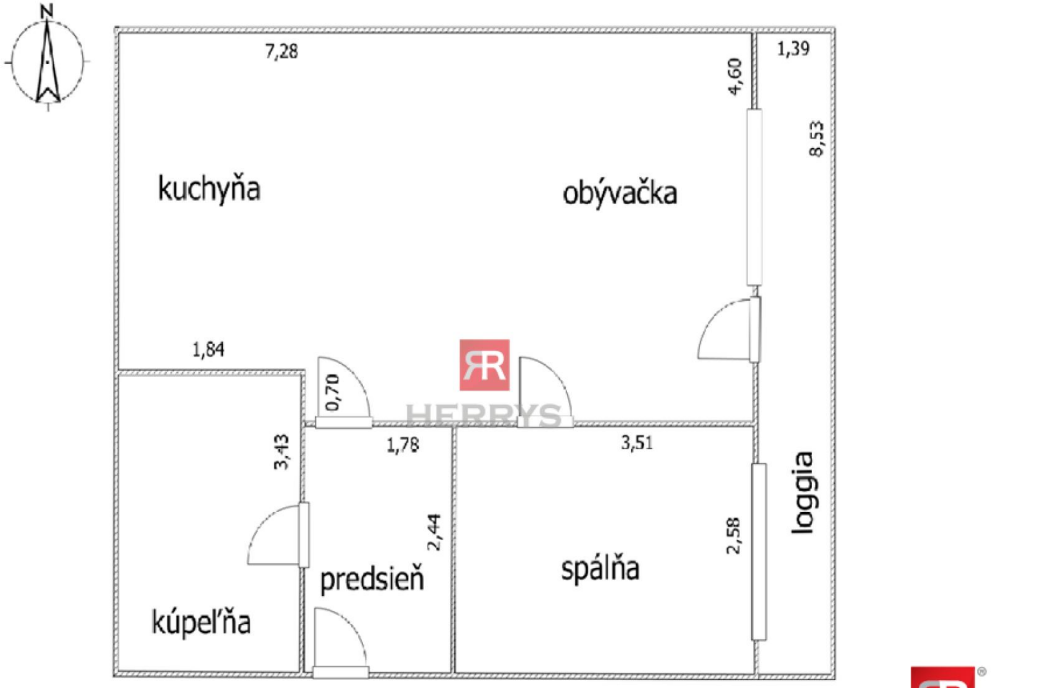
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