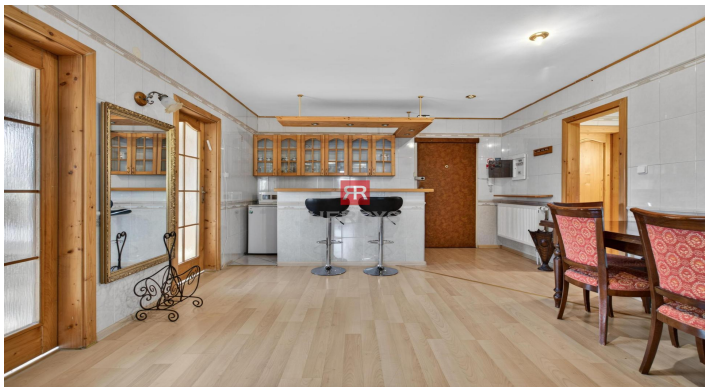
HERRYS
finally at home

2-bedroom apartment
Ružinovská, Bratislava-Ružinov

320 000 €



HERRYS - FOR SALE 3-ROOM NONRESIDENTIAL SPACE WITH EXCEPTIONAL VARIABILITY OF USE IN BA - RUŽINOV.

HERRYS real estate agency exclusively offers for sale a unique 3-room commercial space with exceptional variability of use, which combines business with the comfort of living. The space is located on the 1st floor of a residential building with an elevator, in the most sought-after location of the Ružinov district, on Ružinovská Street. It is also possible to purchase a reserved indoor parking space in the ground-floor garage of the residential building.

The space has so far been successfully used as an aesthetic studio and education center, but its layout allows for a wide range of other uses. There are other spaces with business operations on the common floor.

Layout is very functional - part of the space is adapted for business, while the other part provides comfortable living facilities - a living room with a kitchenette, two smaller bedrooms and a bathroom. This combination allows for the ideal connection of work and privacy in one place.

Commercial space is suitable for:
- cosmetic or aesthetic studio
- massage, wellness or relaxation services
- hairdressing or barber studio
- nail studio
- consulting services (psychologist, therapist, coach)
- office or smaller agency
- creative studio

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- private clinic or healthcare services
- entrepreneurs who want to combine work space with living space

Thanks to its layout, it is ideal for tradesmen or small businesses that need a pleasant working environment and comfortable facilities. If you are looking for a space that allows you to work, create and live under one roof, this property offers an interesting opportunity.

NON-RESIDENTIAL SPACE:
usable area: 87.32 m2
floor: 1/6
orientation: SE

Tje space is divided into 5 rooms and is also sold with the equipment a reserved parking space is available in the garage on the ground floor of the apartment building: price 50,000 EUR, while there is residential parking nearby

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DISPOSITION

Business space:
The space consists of a spacious entrance hall with a reception desk, which leads to another room intended for the performance of services, a toilet with two toilets and a living area.

Residential space:
The space consists of a living room connected to a kitchenette, which leads to two other smaller rooms, which can serve as a bedroom/sleeping area and at the same time a bathroom with a bathtub.

Flexibility of the space allows you to adapt the layout according to your own ideas, i.e. only for business activities.

LOCALITY

Space is located on Ružinovská Street in the popular city district of Ružinov, which is known for its abundance of greenery, excellent accessibility and complete civic amenities. Štrkovecké Lake is within walking distance, ideal for sports, relaxation or walks. In the immediate vicinity there are groceries, smaller shops, Ružinovská Hospital with a polyclinic, pharmacy, post office. The location offers excellent transport connections to the city center and other parts of Bratislava thanks to tram and bus stops in the immediate vicinity of the house. There are also schools, kindergartens and sports facilities in the vicinity.

BENEFITS

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- practical layout allowing for both business and living
- space ready for immediate use in the field of services
- suitable for tradesmen or smaller entrepreneurs
- possibility of adapting the space according to your own concept (e.g. exclusively for business)
- excellent accessibility to the city center, public transport stop right in front of the entrance to the flat building
- rich civic amenities, many shops, services, cafes, restaurants, greenery

PRICE

Non-residential space: EUR 320,000 parking space in the garage: EUR 50,000 (including professional service and real estate agency commission) address: Ružinovská 3, Bratislava - Ružinov

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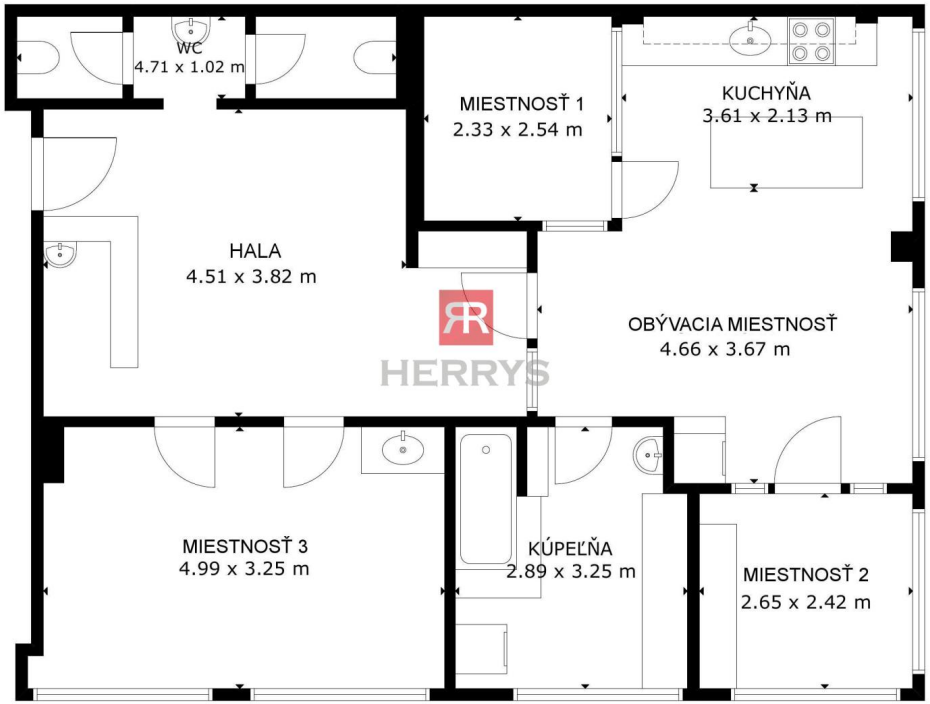
SCHÉMATICKÝ 2D PÔDORYS

Ružinovská 3, Bratislava



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