2-bedroom apartment
Trenčianska, Bratislava-Ružinov

329 000 €

HERRYS - FOR SALE: AN EXCEPTIONAL, SPACIOUS 3-BEDROOM APARTMENT WITH A BASEMENT IN A PRIME LOCATION ON TRENČIANSKA STREET

HERRYS Real Estate Agency is exclusively offering for sale an exceptional, spacious 3-bedroom apartment on the sought-after Trenčianska Street.

This property, with an above-average floor area of 96.04 m², represents the ideal combination of space, light, and potential. The apartment is in its original condition, offering a unique opportunity to transform it into a timeless home tailored precisely to your vision and lifestyle.

It is situated on the 3rd floor of a 4-story apartment building without an elevator and includes an exceptionally spacious basement measuring up to 12.5 m².

The apartment stands out for its excellent layout, generous space, and atmosphere, making it the ideal foundation for stylish urban living or a valuable investment.

The apartment’s layout is both practical and very comfortable—three separate, non-interconnecting rooms provide ample privacy, while the separate kitchen offers space for shared moments. A separate bathroom with a bathtub and a separate toilet enhance the apartment’s functionality.

The apartment’s orientation is also a major benefit. The living area, facing southeast, is flooded with natural light, and the loggia offers a pleasant view of the green tree-lined avenue of a quiet street. The northwest-facing kitchen offers a view of a quiet inner courtyard, which enhances the sense of privacy and tranquility in the wider city center.

Basic parameters:

apartment area: 96.04 m² + loggia: 4.97 m² + basement: 12.5 m²

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Ad ID: LK026

Business name: HERRYS s. r. o.

3rd floor of 4
condition: original – ideal for renovation
orientation: southeast / northwest

The apartment stands out for its excellent layout, generous space, and atmosphere, making it the ideal foundation for stylish urban living or a sound investment.

The presentation also includes design renderings that illustrate the property's potential and offer inspiration for its modern transformation.

DISPOSITION

The apartment features a well-thought-out and highly practical layout that ensures comfortable living. The spacious entryway provides seamless access to three separate rooms (one of which opens onto a balcony), a separate kitchen, a bathroom with a tub, and a separate toilet. A floor plan of the apartment is attached for your reference.

LOCALITY

The apartment is located in the popular area of Trenčianska Street in the Ružinov district, which is sought after for its peaceful atmosphere and abundance of greenery. The area offers a full range of amenities—shops, schools, kindergartens, and services are all within walking distance.

Excellent access to downtown Bratislava and a pleasant residential environment make this location an ideal place for comfortable urban living.

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BENEFITS

- A generous floor area of 96.04 m² providing ample space for comfortable living
- An excellent, functional layout with three separate, non-interconnecting rooms
- A loggia with a pleasant view of a tree-lined avenue
- Southeast and northwest orientation – plenty of natural light throughout the day
- Separate kitchen, bathroom, and separate toilet for added comfort
- Original condition ideal for renovation according to your own vision
- Above-average size basement (12.5 m²)
- Quiet and sought-after location with plenty of greenery
- All amenities within walking distance
- Excellent access to the city center

PRICE

Price: €329,000 (including professional services and real estate agency commission)

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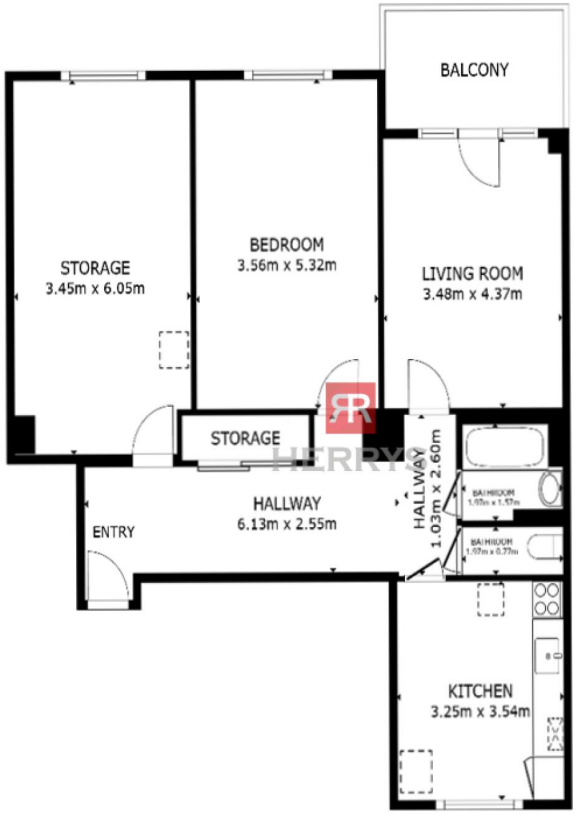
BALCONY
STORAGE
3.45m x 6.05m
BEDROOM
3.56m x 5.32m
LIVING ROOM
3.48m x 4.37m
STORAGE
HALLWAY
1.03m x 2.60m
HALLWAY
6.13m x 2.55m
ENTRY
KITCHEN
3.25m x 3.54m