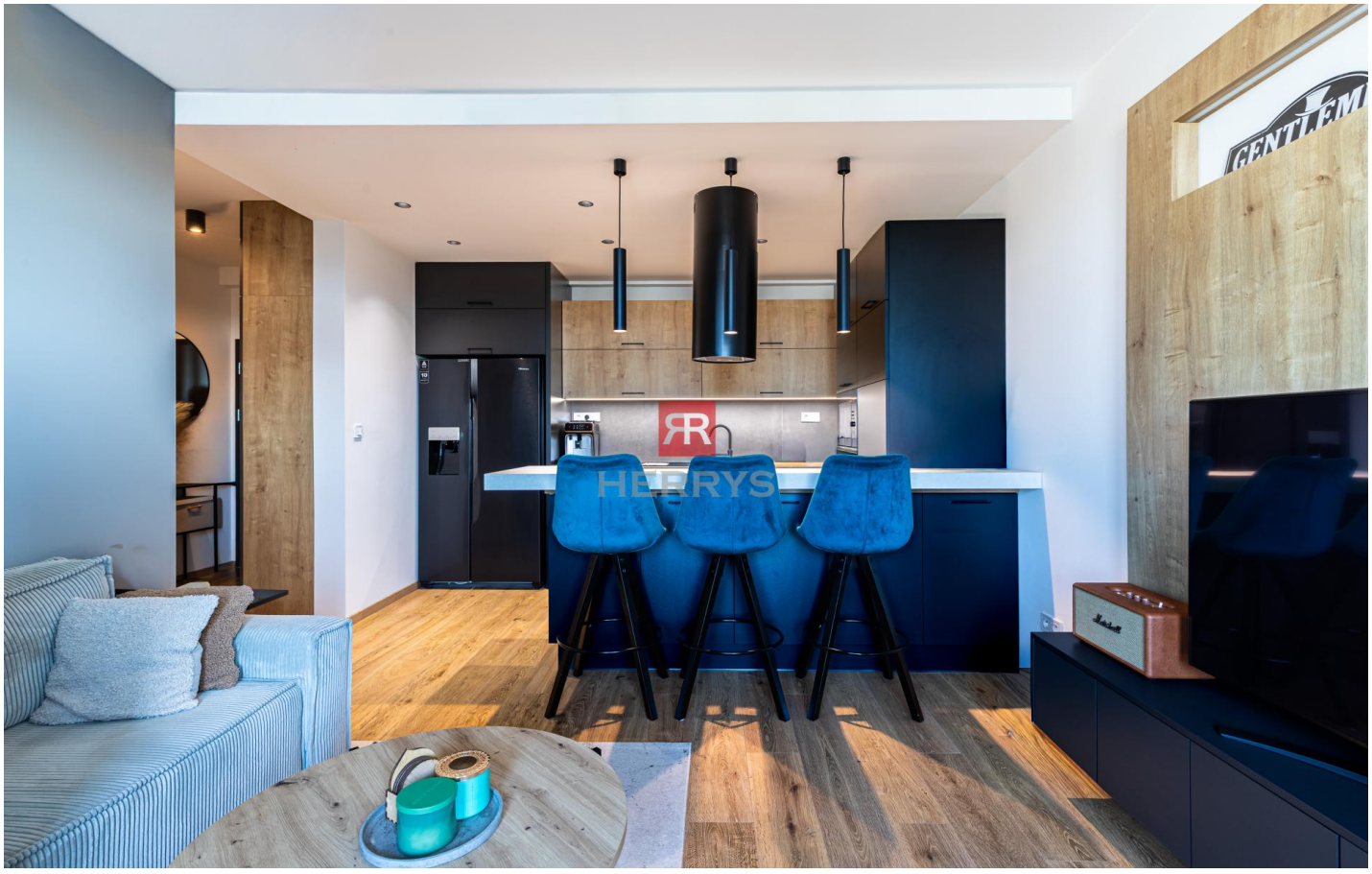
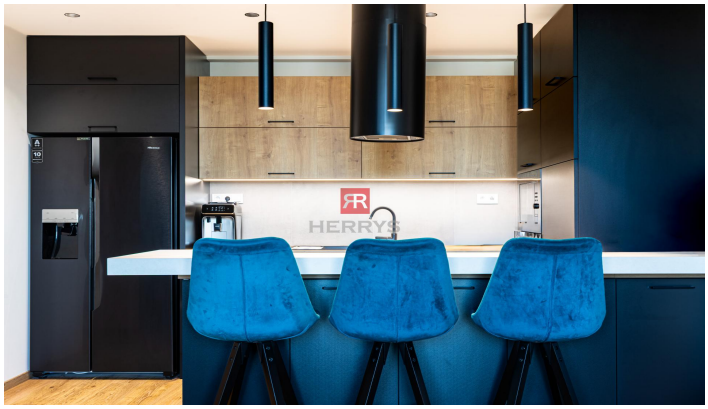
1-bedroom apartment
Rusovská cesta, Bratislava-Petržalka

299 000 €



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



ATTRACTIVE 2,5-ROOM FLAT WITH A VIEW OF BRATISLAVA CASTLE IN PETRŽALKA CITY 2 – RUSOVSKÁ CESTA.

HERRYS real estate agency offers for sale an attractive and stylishly furnished 2,5-room flat with a well-thought-out layout, situated in the modern multifunctional project Petržalka City II on Rusovská cesta in Bratislava - Petržalka.

Flat is located on the 10th floor out of 13 in a 7-year-old flat building with an elevator. It stands out for its effective layout, which includes a third smaller half room, superior equipment and an exceptional view of the city, including the dominant Bratislava Castle. The evening panorama with the illuminated castle creates a unique atmosphere of urban living.

Interior of the flat is completely furnished with custom-made designer furniture and equipped with quality appliances, which allows immediate move-in without the need for additional investments. The comfort of living is increased by air conditioning, blackout curtains and passive heat recovery in each room. Flat includes a large loggia with entrance from both the living room and the bedroom, a cellar on the ground floor of the flat building and an indoor parking space in the underground garage.

Petržalka City project represents modern urban living with complete civic amenities directly on the ground floor of the building, trouble-free parking and excellent accessibility to the city center.

BASIC INFORMATION:
usable area: 47,78 m2
flat 46,19 m2 (10th floor/13)
storage room: 1,59 m2 (ground floor)

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loggia: 10,33 m2
oriented NW, to Bratislava Castle, entrance from two rooms
monthly operating costs: approx. 190 euros (administrator + electricity)
parking: reserved parking space in the underground garage, parking for visitors directly in front of the house
Price of the flat includes custom-made built-in furniture, selected movable furniture, a kitchen with electrical appliances and a washing machine.

DISPOSITION

Flat consists of an entrance hall, from which there is access to the bathroom with a shower and toilet, equipped with a bathtub. The dominant space is the living room connected to the kitchenette and a smaller room, which serves as an office or a lick with variable use. Bedroom provides pleasant privacy with sufficient space thanks to built-in wardrobes. There is a direct access to a generous loggia from both the living room and the bedroom.

Kitchen is equipped with high-quality built-in appliances (electric hob, electric oven, extractor hood, dishwasher, fridge/freezer). Windows are plastic with insulating triple glazing. Flat has large-format vinyl + cork parquet floors, and the bathroom and toilet have ceramic tiles.

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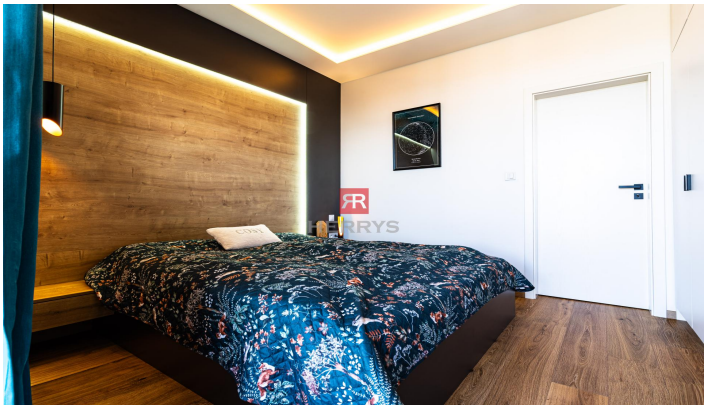

LOCALITY

Petržalka City project is located at the beginning of Petržalka on Rusovská cesta, in the popular Dvory location, which offers an ideal balance between city life and proximity to nature. In the immediate vicinity there is a promenade along the Croatian Arm, providing space for relaxation, sports and pleasant walks.

Directly on the ground floor of the apartment building and its surroundings, there are complete civic amenities available - restaurants, cafes, shops and services. The closest ones include Domino's Pizza, MONSTERS Cafe and Bar, Prima banka, VUB banka or Alza.

Location is characterized by quick transport accessibility to the city center as well as connections to main transport routes including the highway. Major benefit is the newly built tram line as a fast public transport connection between Petržalka and the city center.

BENEFITS

- flat with a well-thought-out and functional layout
- large loggia with an attractive view of Bratislava Castle
- custom-made designer furniture and quality appliances
- air conditioning, blackout curtains and passive heat recovery in every room
- cellar included in the price
- civic amenities directly on the ground floor of the apartment building
- trouble-free parking for visitors directly in front of the house
- kindergarten and elementary school, health center, services within walking distance

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• excellent accessibility by car (center and Aupark within 5 minutes) and public transport, including the new tram line
• railway station within walking distance
• in the neighborhood there is a cycle path along the Croatian Arm and nearby there is the Matadorka swimming pool and Lake Draždiak
• suitable as comfortable living as well as an investment opportunity

PRICE

Flat: EUR 299,000 parking space: EUR 30,000 Total price: EUR 329,000(including professional service and real estate agency commission)

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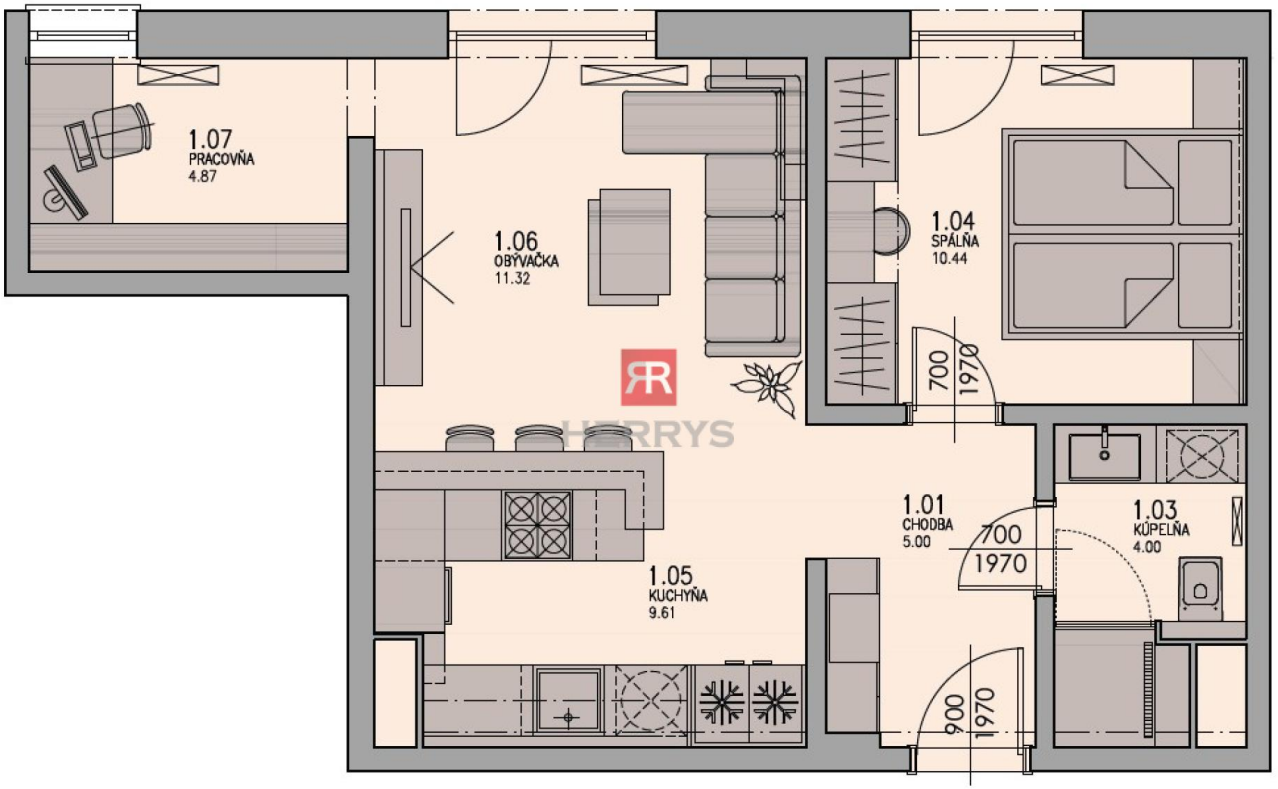
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