

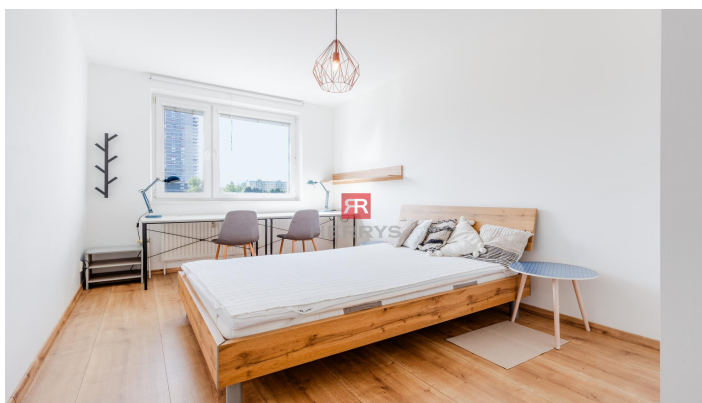
## 3-bedroom apartment Sedmokrásková, Bratislava-Ružinov

**389 000 €**



Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 - FOR SALE QUIET 4-ROOM APARTMENT WITH A UNIQUE LAYOUT - RUŽINOV TRÁVNIKY, LAKE ROHLÍK

**HERRYS real estate agency** offers **exclusively** for sale **4-room apartment** on Sedmokráskova street in the **Ružinov - Trávniky** district. The apartment is located in **one of the most sought-after residential locations**, which is **ideal for family living**. The street is **dead-end, extremely quiet** and offers a peaceful environment **with lots of greenery**. There is a **completely revitalized children's playground** right next to the apartment building, **Andrej Hlinka Park and the popular Rohlík Lake**, which will undergo another stage of revitalization, is also within walking distance. Such family apartments in this location **appear on the market only exceptionally** and often remain in families for many years, which makes this offer **a truly unique opportunity**. This layout is even unique in that it is only found in this apartment building in the entire Ružinov. The apartment underwent **a complete reconstruction in 2021**, including all wiring, floors, kitchen, sanitary facilities and built-in elements.

total area: 86.41 m<sup>2</sup> (83.41 m<sup>2</sup> apartment including basement + loggia approx. 3 m<sup>2</sup>)

floor: 2nd/8th

orientation: south and north

monthly costs **for 4 people**: 240 EUR + electricity

### DISPOSITION

Hallway with wardrobe, three separate bedrooms, living room, separate kitchen with access to the loggia, bathroom **with 2 sinks**, separate toilet. The apartment has a cellar.



**Ing. Gabriela Horňáková**

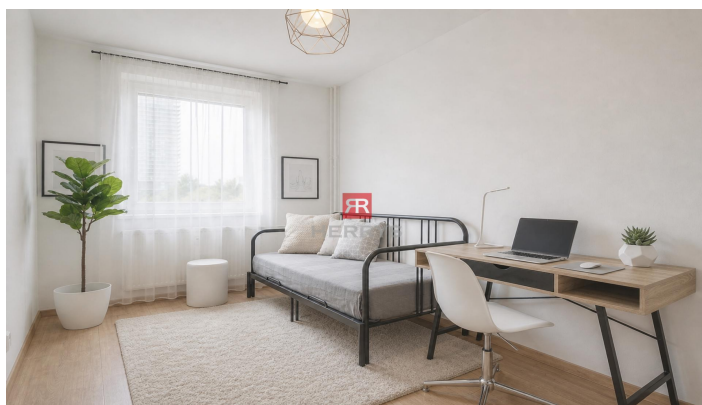
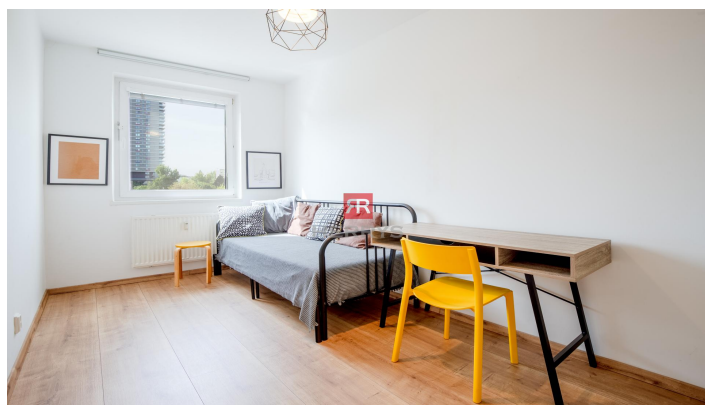
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## LOCALITY

Sedmokrásková Street in the **Ružinov - Trávniky** district is one of the places where living turns into **a real home**. You can start the morning with **a walk around Lake Rohlík**, spend time with your children **on the modern playground right next to the house** in the afternoon and **relax in the greenery of Andrej Hlinka Park**, which is just a few minutes walk away, or go for a run on the running track at OC Retro. Everything you need is literally within reach - **schools, kindergartens, shops, healthcare (Ružinov Hospital, emergency room for adults) and the OC Retro shopping center**. This location offers exactly what families are looking for - **a safe, quiet environment, community and at the same time excellent accessibility** to the center of Bratislava. It's not just an apartment, but a home with an atmosphere you'll love.



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## BENEFITS

- **premium family location** in the heart of Ružinov
- quiet dead-end street **with minimal traffic**
- **complete reconstruction** of the apartment (2021)
- 3 separate impassable rooms
- bathroom **with 2 sinks**
- cellar
- ADLO security doors
- **only 2 apartments per floor** – quiet entrance and pleasant neighbors
- after the introduction of PAAS, problem-free parking, possibility of renting or buying a garage under the apartment building
- immediate proximity to **the playground**
- **lake Rohlík** with planned revitalization
- complete civic amenities within walking distance
- **exceptionally rare offer in this location**

## Reconstruction of the apartment building:

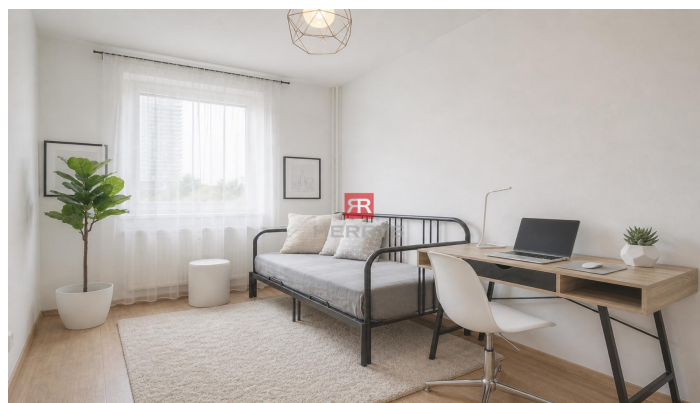
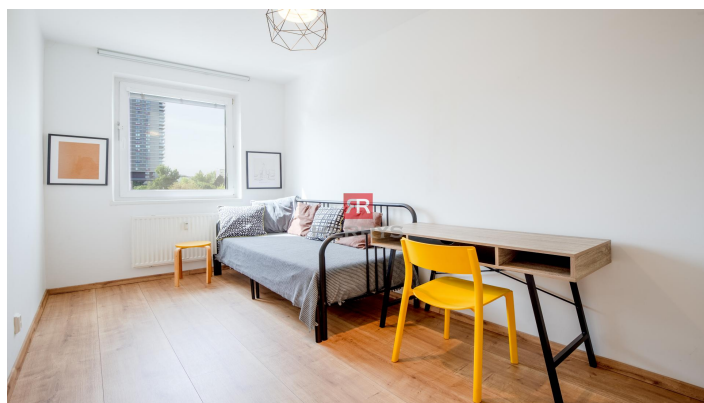
- roof insulation and waterproofing (2005)
- hydraulic balancing of heating including valves and meters (2005)
- facade insulation, window replacement and balcony renovation (2010)
- reconstruction of horizontal distributions (2010)



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- reconstruction of risers (2011)
- modernization of elevators (2012)

## PRICE

EUR 389,000 (including professional service and real estate commission)

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