

3-bedroom apartment Zimná, Bratislava-Ružinov

299 000 €



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 - 4-BEDROOM APARTMENT FOR SALE, PARTIALLY RENOVATED, WITH SEPARATE KITCHEN, ZIMNÁ STREET

HERRYS Real Estate Agency exclusively offers for sale a **4-bedroom apartment with a separate kitchen** on Zimná Street in the Ružinov district.

The apartment is located on the **5th floor** of a residential building with an elevator.

The property has undergone a **partial renovation**. The windows were replaced in **2024**, and both the bathroom and the separate toilet have been renovated. A major advantage of the apartment is the **separate kitchen** and a **private brick storage cellar** located on the same floor as the apartment. The entrance hall is exceptionally spacious, providing ample storage and circulation space.

Key information:

- Monthly service charges: **EUR 170** (building management) + **EUR 23** (electricity) + **EUR 9** (gas)
- Orientation:
 - **Northwest (NW)**: kitchen and three bedrooms
 - **Southeast (SE)**: one bedroom with a loggia
- Apartment floor area: **78.02 m²**
- Storage cellar: **1.26 m²**
- Loggia: **4.5 m²**
- Residential building completed in **1965**
- Building thermal insulation completed in **2000**



Mgr. Naďa Klima Palenčárová

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Please note: The listing includes **visualizations** for illustrative purpose

DISPOSITION

From the entrance hall, on the left, you enter the first passage room and then the second room, then there is the kitchen from which you enter the next room. Opposite the kitchen is the largest room with a loggia. The toilet is separate. On the first floor there is a brick cellar

LOCALITY

The Zimná location is located in the popular Bratislava district of Ružinov, which is one of the most sought-after residential areas of the capital. It is characterized by a peaceful atmosphere, plenty of greenery and excellent civic amenities. There are kindergartens and primary schools, medical facilities, shops, restaurants, sports fields and recreation areas in the immediate vicinity. A great advantage of the location is its excellent transport accessibility. The center of Bratislava is accessible by car and public transport within a few minutes. The proximity of the main transport routes also ensures a convenient connection to the D1 highway and other parts of the city. The surroundings offer a wide range of sports and recreational opportunities. Residents can use cycle paths, parks and nearby sports areas. Ružinov has long been considered one of the best locations for living in Bratislava thanks to the combination of a peaceful environment, complete infrastructure and excellent accessibility of services.



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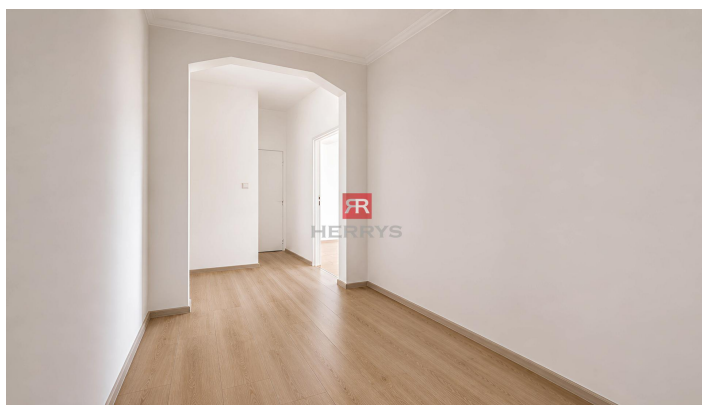
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BENEFITS

Well-designed and practical layout Separate kitchen Separate toilet Spacious loggia Excellent opportunity to renovate and customize to your own preferences Private brick storage cellar Well-designed and practical layout Separate kitchen Separate toilet Spacious loggia Excellent opportunity to renovate and customize to your own preferences Private brick storage cellar Well-designed and practical layout Separate kitchen Separate toilet Spacious loggia Excellent opportunity to renovate and customize to your own preferences Private brick storage cellar Well-designed and practical layout Separate kitchen Separate toilet Spacious loggia Excellent opportunity to renovate and customize to your own preferences Private brick storage cellar

PRICE

299,000 Euros including full real estate agency service

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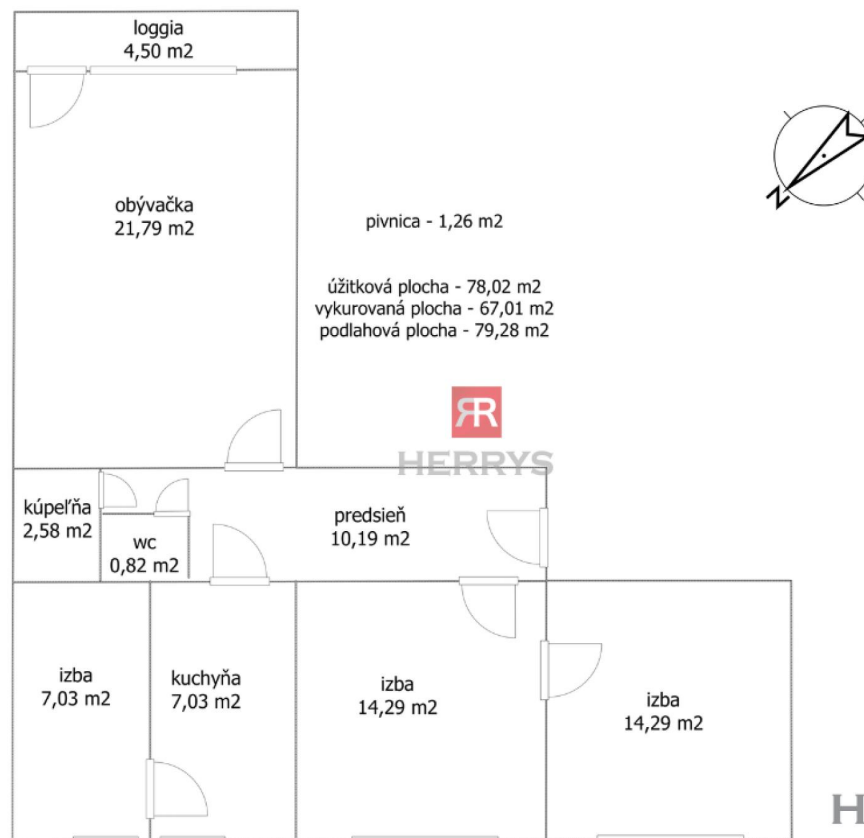
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