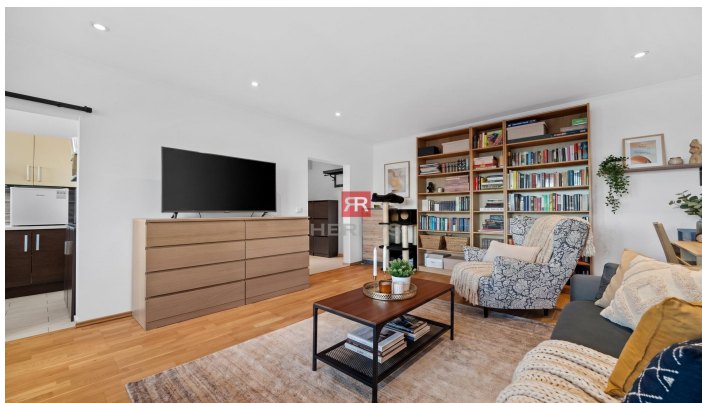


1-bedroom apartment Martinčekova, Bratislava-Ružinov 225 000 €



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 2-ROOM APARTMENT WITH A SPACIOUS BALCONY IN THE POPULAR LOCATION OF NIVY

The **HERRYS real estate agency** offers **exclusively** for sale a 2-room apartment on Martinčeková Street in the popular location of **Nivy - Ružová dolina**. The apartment is located on the 4th floor of an apartment building and is oriented to the southwest, thanks to which it offers plenty of natural light. With its layout and location, it is especially interesting for an individual or a couple who are looking for their first home in a good part of Bratislava. **The apartment underwent a complete reconstruction in 2011, including electrical installations, water and waste distribution, heating, kitchen, entrance door Sherlock and other elements.** The entire apartment was painted this year, all interior doors, along with door frames and the floor in the bedroom, were replaced. It is being sold unfurnished, while the built-in furniture and kitchen remain in the apartment.

total area: 52.44 m² (apartment 46.17 m² + loggia 4.86 m² + cellar 1.41 m²)

floor: 4/12

orientation: southwest

actual monthly consumption per month for 2 people for the year 2025: 166 EUR + electricity

current monthly prescription for 2 people: 198 EUR + electricity

DISPOSITION

Hallway, bedroom, separate toilet, bathroom, living room with access to the loggia, kitchen. The apartment also includes a cellar.

LOCALITY



Miroslav Daněk

miroslav.danek@herrys.sk

+421 948 910 555

Ad ID: MID348

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Martinčekova Street is located **in the popular Ružová dolina**, which is attractive especially for people who want to have city life within reach, but also appreciate a quieter environment. Within walking distance is **the popular Miletičova market, TESCO Express, LIDL, business centers**, many cafes, bistros, shops and services. Just a few minutes from the apartment is **the modern Nivy district with a shopping center**, many businesses, gastro establishments, fitness centers and a bus station. For relaxation, sports or meeting with friends, **Štrkovecký Lake and other green areas of Ružinov are nearby**. Excellent public transport accessibility and connections to the city center make this location a practical place to live without having to spend a lot of time traveling. It is the combination of city life, services, gastronomy, and good accessibility that makes Ružová dolina a sought-after location, especially among young people.



Miroslav Daněk

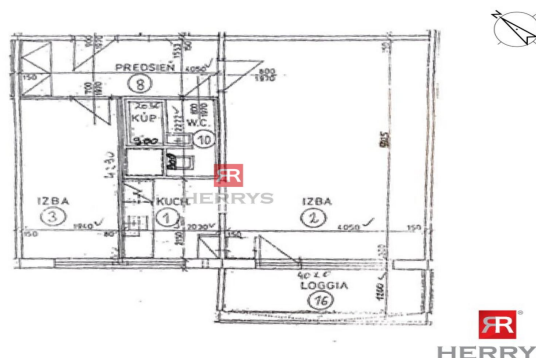
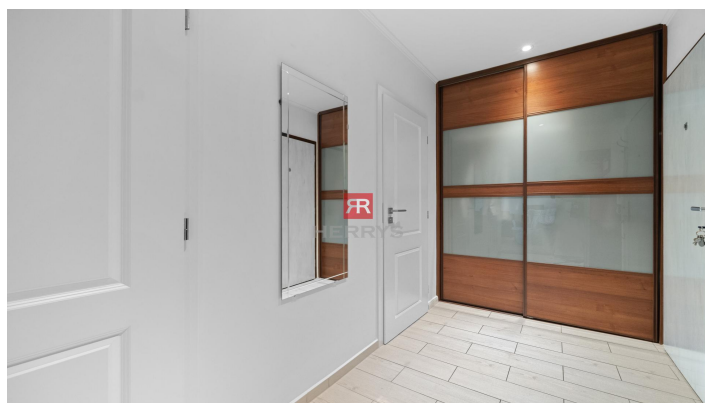
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BENEFITS

- excellent starter apartment for an individual or a couple
- popular location Nivy - Ružová dolina
- complete reconstruction in 2011
- this year new painting, new interior doors with door frames and floor in the bedroom
- replaced water and waste distribution, electrical installation and heating
- external blinds
- air conditioning in the living room
- spacious loggia
- cellar
- 2 elevators in the entrance
- camera system in the apartment building
- apartment building after several reconstructions

Reconstruction of the apartment building:

- insulation of facades and roof coverings (2014)
- replacement of windows and entrance gates (2014)
- glazing of loggias (2014)
- refurbished elevators including replacement of electrical installations (2014)
- camera system (2014)
- new floors, paintings and tiles around the elevators (2019)

PRICE



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225 000 EUR (including professional service and real estate commission)

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