

1-bedroom apartment Sv. Vincenta, Bratislava-Ružinov

630 €/month



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 - SPACIOUS AND PRACTICALLY DESIGNED 2-BEDROOM APARTMENT FOR RENT IN RUŽINOV—SV. VINCENTA ST.

Are you looking for a place to live where space isn't an issue and everything you need is right at your fingertips?

HERRYS Real Estate is offering this **functionally generous and practically spacious 2-bedroom apartment** for rent, with an above-average floor area of 66 m². The apartment is located on the 6th floor of an apartment building at a popular address—**Sv. Vincenta Street in Ružinov**.

It's the ideal choice for anyone looking for comfort, excellent urban connectivity, and a perfect layout where every room serves a purpose.

The main benefits of this apartment that you'll love:

Generous square footage and climate control: Large, airy rooms that are fully air-conditioned for maximum comfort during the summer months.

Perfect layout: A spacious, completely separate bedroom that offers not only plenty of privacy but also a fully equipped home office area.

Well-designed storage space: Spacious closets in the hallway and bedroom are complemented by an exceptionally practical storage room located directly on the same floor, right next to the apartment.

Fully equipped: The kitchen is fully equipped with appliances and basic cookware—all you have to do is move in. The bathroom, featuring a corner tub and a washing machine, is separate from the toilet.

Parking included: Life in Ružinov, where you don't need a car at all (everything is within walking distance), but if you do have one, your own parking space is already included in the price.



Bc. Katarína Labáthová, MBA
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Ad ID: KL18

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Additional information:

Utility costs: 250 EUR/month (including internet and parking space)

Orientation: West (a pleasantly bright apartment with views of sunsets)

Access to the loggia: Directly accessible from the kitchen, ideal not only for morning coffee

Who it's suitable for: Max. 2 people—a single person or a couple (non-smokers, no pets)

The apartment is available IMMEDIATELY.

DISPOSITION

This functionally spacious 2-bedroom apartment will impress you with its logical layout and excellent use of space. The entryway is exceptionally spacious and, thanks to built-in closets, offers immediate storage space. From the entryway, you'll move seamlessly into the large living area—a living room that's practically connected to the kitchen, with access to a pleasant loggia perfect for more than just your morning coffee. The sleeping area of the apartment features an exceptionally large, separate bedroom, where you'll find not only plenty of space thanks to the closets but also a fully equipped work area for a home office. The practical layout is rounded out by a separate toilet and a bathroom with a corner tub and a washing machine, both conveniently accessible directly from the hallway.



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LOCALITY

Live at a prime location in Ružinov with all amenities right at your fingertips. This apartment on Sv. Vincenta Street combines the peaceful residential neighborhood of Pošeň with excellent city access. Just a few steps from the building, you'll find public transit stops on the major thoroughfares of Gagarinova and Tomášikova, allowing you to reach the city center comfortably and get onto the city bypass immediately by car. The surrounding area offers walking access to numerous grocery stores, local cafés, restaurants, and pharmacies, and another major advantage is Ružinovský Park (Park Ostredky), which is ideal for sports and relaxation. Simply put, this is a location where you don't need a car at all—everything you need for a comfortable life is right outside your window.

BENEFITS

- A spacious and practical apartment
- A storage room right on the same floor
- Parking and internet included in the price

PRICE

Rent: 630 EUR Utilities: 250 EUR (including parking and internet) Security deposit: 880 EUR

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