2-bedroom apartment
Bajkalská, Bratislava-Ružinov

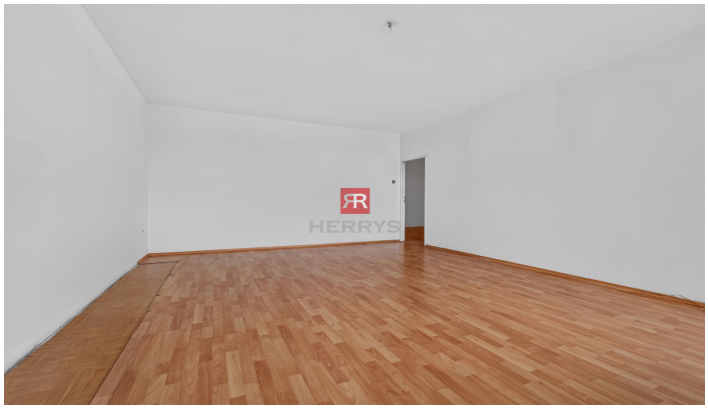
345 000 €











HERRYS - FOR SALE 3-ROOM APARTMENT WITH HALL AND SEPARATE KITCHEN ON BAJKALSKÁ STREET + CELLAR + GARAGE

HERRYS real estate agency offers you an exclusive 3-room apartment for sale in the popular location of Ružinov, on Bajkalská Street, with an area of 91.66 m². The apartment includes a basement (2.37 m²). The apartment is located on the 8th floor with an elevator and, in addition to three very spacious rooms, offers a separate kitchen and hall. It boasts bright and spacious rooms, a large kitchen, a separate toilet. The apartment has two loggias. 14.19 m² and 1.31 m² The apartment can be remodeled according to your ideas and needs. The windows have been replaced in one room. T

he panel building is from 1975. The elevators in the building were replaced as part of the reconstruction.

Monthly operating costs: administrator: 431.46 Eur, electricity 21 Eur, gas 6 Eur and the garage fee is 6 Eur.

Area: apartment 89.29 m² (including loggias) + basement 2.37 m²
Orientation: J T

he apartment is without tiarchs, immediately available upon purchase. It is possible to purchase a separate garage (electricity installed) in front of the BD.

DISPOSITION

From the entrance hall there is an entrance to the bathroom and a separate toilet. Then you enter the hall, from which there are entrances to the other rooms. None of the rooms are walk-through. The loggia is across the entire width of the apartment, the entrance to it is from two rooms. The kitchen is separate and from there there is an entrance to



Mgr. Naďa Klima Palenčárová
nada.palencarova@herrys.sk
+421 948 244 888
Ad ID: NP94

Business name: HERRYS s. r. o.





another loggia.



Mgr. Naďa Klima Palenčárová
nada.palencarova@herrys.sk
+421 948 244 888
Ad ID: NP94





LOCALITY

Bajkalská Street is one of the most sought-after locations in Bratislava's Ružinov. It offers an exceptional combination of complete civic amenities, excellent accessibility to the city center and a wide range of opportunities for sports and leisure activities. Nearby are the shopping centers OC Polus Bratislava, Eurovea and Nivy centrum, which offer a wide selection of shops, services, restaurants and cafes. Daily shopping is provided by several supermarkets, including Tesco, BILLA, Lidl and Kaufland. The location has complete civic amenities. Kindergartens and primary schools, health centers, pharmacies, banks and a post office are within walking distance. Families with children will appreciate the many playgrounds and green areas. A significant advantage is the rich sports and recreational facilities. Nearby are the National Tennis Center (NTC), Tehelné pole, Ondrej Nepela Winter Stadium, swimming pools, fitness centers and popular cycling routes leading to Lake Štrkovec or Zlaté piesky. Transport accessibility is one of the biggest benefits of the location. Tram, bus and trolleybus stops provide quick connections to the city center, the business zone at Mlynské nive and other parts of Bratislava. There is also an excellent connection to the highway bypass and main transport routes. This location is an ideal choice for those who are looking for the comfort of urban living with complete services within reach and at the same time appreciate the many options for active recreation.

BENEFITS

- perfect layout
- very spacious apartment, with the possibility of converting into a 4-room apartment
- hall and storage room
- separate kitchen
- sought-after location
- detached garage next to the BD



Mgr. Naďa Klima Palenčárová
nada.palencarova@herrys.sk
+421 948 244 888
Ad ID: NP94





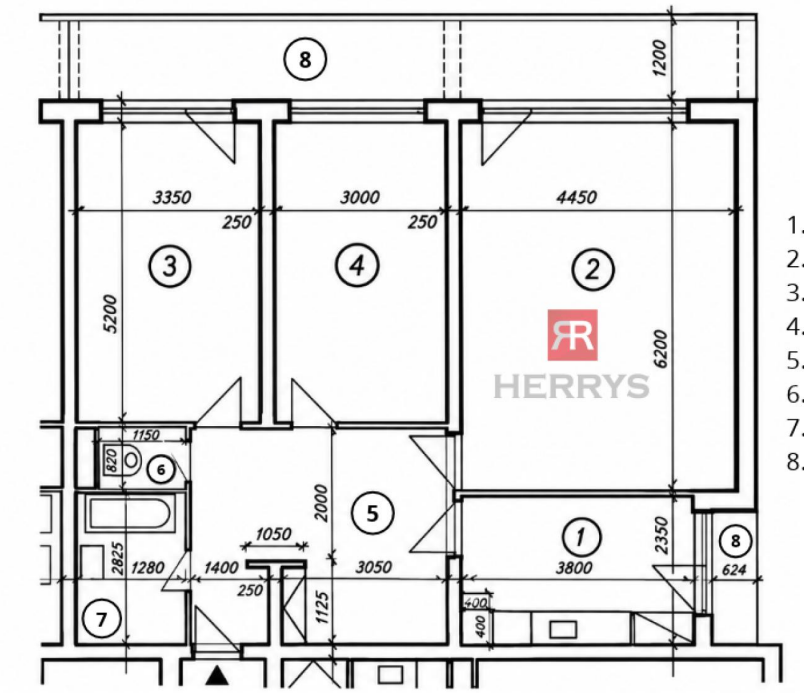
PRICE

Apartment 345,000 Eur + 45,000 Eur garage (including legal services and real estate agency fees)

© The text and photos are the author's work and property of the real estate agency HERRYS.



Mgr. Naďa Klima Palenčárová
nada.palencarova@herrys.sk
+421 948 244 888
Ad ID: NP94



1. KUCHYŇA - 8,4 m²
2. IZBA - 27,53 m²
3. IZBA - 16,75 m²
4. IZBA - 15,25 m²
5. PREDSIEŇ - 15,66 m²
6. TOALETA - 1,21 m²
7. KÚPEĽŇA - 4,49 m²
8. LODŽIE- 14,19 m² / 1,31 m²