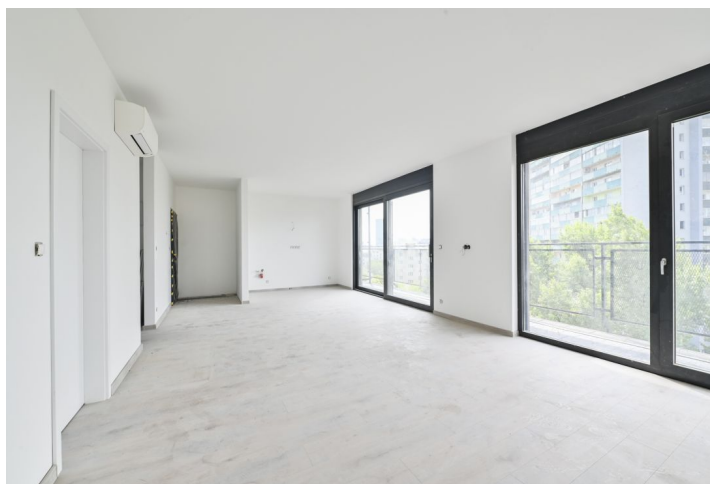




## Apartment One-bedroom (2+kk)

€ 330 000 | CZK 8 306 100

67 m<sup>2</sup>, Bratislava II, Ružinov, Cyrilova





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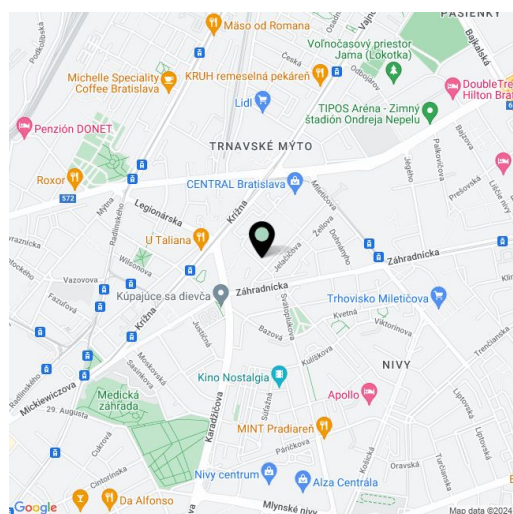
Total area	81 m <sup>2</sup>
Floor area*	67 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	-
Cellar	-
Reference number	105198

This bright 1-bedroom apartment with a balcony is located on the 7th floor of an apartment building with an elevator in Bratislava's sought-after Ružinov neighborhood, in close proximity to the OC Centrál mall. The expected date of approval of the superstructure is december 2024.

The layout of the apartment consists of a spacious living room with a kitchen, a generous bedroom, and a bathroom with a toilet. There is **only one neighbor** on this floor.

The apartment is sold in a standard that includes laminate floors, large-format aluminum windows with triple glazing, **exterior electronic shutters** with remote control, Daikin air-conditioning, **underfloor heating** with its own gas boiler, large-format tiles in the bathroom, interior doors, and **security entrance doors**. The apartment faces 2 cardinal directions and offers nice views of the center of Bratislava and Ružinov. The extension project includes, among other things, a new elevator and renovated common areas.

The apartment is located in an excellent part of the wider city center with good transport accessibility and public transport connections. The **OC Centrál** or **OC Nivy** malls, the new Mlynské Nivy bus stop, or the Miletičová market are located in close proximity. The center of Bratislava is within walking distance.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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