



## Apartment Two-bedroom (3+1)

Sold

61 m<sup>2</sup>, Bratislava II, Ružinov, Narcisová





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|                  |                   |
|------------------|-------------------|
| Total area       | 65 m <sup>2</sup> |
| Floor area*      | 61 m <sup>2</sup> |
| Balcony          | 1 m <sup>2</sup>  |
| Loggia           | 3 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 33191             |

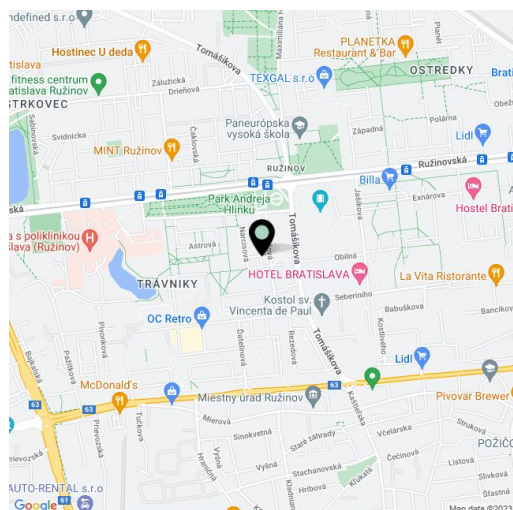
This west-facing 2-bedroom apartment with a balcony and a loggia is situated on the second floor. A pleasant location in a quiet part of Ružinov near the Retro shopping center and Štrkovecké Lake offers all services and very easy access to the city center.

The layout consists of a spacious **air-conditioned living room**, a bedroom with a built-in wardrobe and a loggia, a smaller room with a **built-in wardrobe**, a kitchen equipped with a Gorenje oven, a dishwasher, and a Liebherr refrigerator, a hall with an additional **built-in wardrobe**, a bathroom with a shower, and a separate toilet.

Amenities include Sherlock security fire doors, **wooden floors**, tiled floors, and plastic windows. The apartment is located in a warm apartment house on the 2nd out of 9 floors with an elevator. The building has a new aluminum entrance, new risers, and its own heating meters. The apartment comes with a brick cellar in the basement.

Ružinov is especially popular because of its **excellent civic amenities** and very good access to the city center. In the vicinity of the apartment there are schools, kindergartens, medical facilities, Štrkovecké Lake, many shops, bus stops, and other services.

Interior 60.5 m<sup>2</sup>, balcony 1.5 m<sup>2</sup>, loggia 3 m<sup>2</sup>, cellar 2 m<sup>2</sup>



\* 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.