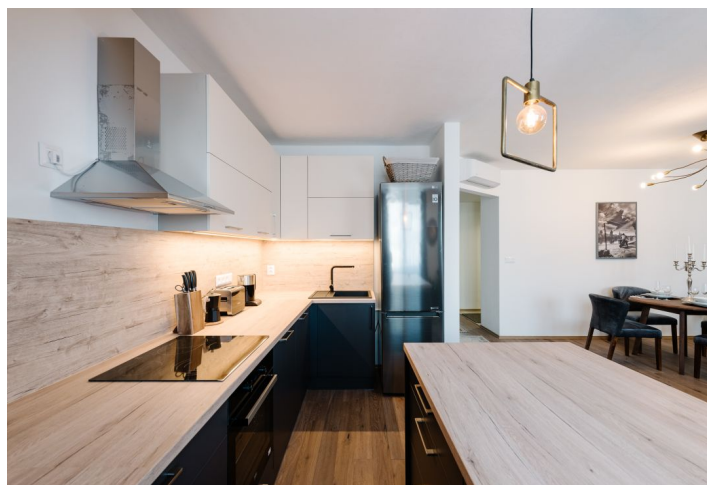
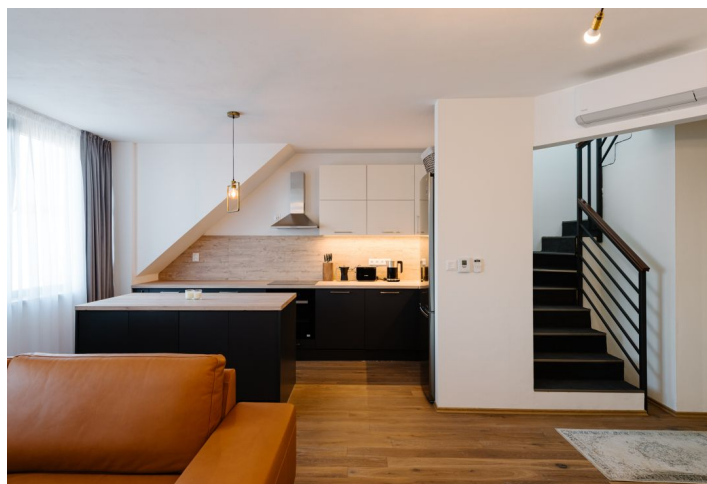




## Apartment Two-bedroom (3+1)

Sold

95 m<sup>2</sup>, Bratislava II, Ružinov, Budovateľská





## Apartment Two-bedroom (3+1)

**Sold**95 m<sup>2</sup>, Bratislava II, Ružinov, Budovateľská

Total area	114 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	-
Cellar	-
Service price	124 EUR monthly
PENB	G
Reference number	39235

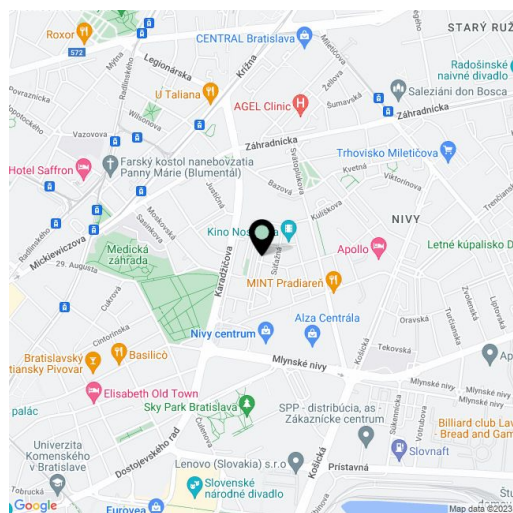
This modern two-bedroom penthouse with a terrace is situated in a new extension of an apartment building offering comfortable living in a popular part of Ružinov - Niva. As the superstructure was approved only a few months ago, the apartment is brand new, including the equipment, and has a new elevator. Another advantage is that there is only one neighbor on the same floor.

The layout of the apartment on the lower floor consists of an entrance hall with a built-in wardrobe, a guest toilet with a sink, a closet under the stairs, a living room with a dining area and fully equipped kitchen with a central island, a bedroom, a bathroom with a bathtub, and a **walk-in shower**. The upper floor of the apartment has a third room/bedroom, a utility room, and a **spacious terrace overlooking Slavín**.

The standard of the apartment consists of **wooden floors, underfloor heating, aluminum windows**, a Toshiba **air-conditioning** system, its own gas boiler, Adlo fire safety entrance doors, and a sofa by the Slovak premium brand Nesia.

This very popular location with 500 apartments right next to the new **Bratislava Downtown** is located just one street over from Old Town. Below the building is a playground, the City Business Center, the new Nivy bus station with a shopping center, as well as complete civic amenities.

Apartment interior 95 m<sup>2</sup>, terrace 19 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.