



## Apartment Two-bedroom (3+kk)

Sold

92 m<sup>2</sup>, Bratislava II, Ružinov





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Total area	148 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	1x garage space in the building EUR 20,000
Garage	Yes
Cellar	Yes
PENB	G
Reference number	42787

\* 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.

This air-conditioned, sunny 2-bedroom penthouse on the 8th floor of a new building on Trnavska Street is located in a popular area with complete amenities. Two terraces have views of Bratislava. A great advantage is having only one neighbor on the first floor as well as a landscaped park in the courtyard.

The layout of the well-lit apartment consists of a living room with a kitchen with a dining area and access to the **terrace**, a master bedroom with a large 7 sq. m. walk-in closet, a second bedroom, a bathroom with a bathtub and toilet, a guest toilet with a sink, a hallway with a wardrobe, and **two terraces on both sides of the apartment**. Each room has access to one of the terraces. One terrace is large enough to have space for a barbecue. The apartment comes with a 4 sq. m. **cellar** and one parking space in the building's garage for an additional fee.

The apartment's facilities include laminate floors, aluminum windows, central heating, **air-conditioning**, screens on large windows, and a fully equipped kitchen.

Access to the upper floor of the building is via chip, and there is a video doorman and a preparation for a security system.

The location offers excellent access to public transport, complete amenities including a **Fresh Market**, a Vivo (Polus) department store, a Yeme grocery store, as well as proximity to a train station and the possibility of pleasant walks or sports activities on lakes Kuchajda or Štrkovec.

Interior 92 m<sup>2</sup>, terrace 32 m<sup>2</sup>, second terrace 24 m<sup>2</sup>, cellar 4 m<sup>2</sup>.

Sales price of the apartment EUR 465,000 + EUR 20,000 parking space in the building's garage