



## Apartment Three-bedroom (4+1)

Sold

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





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Total area	127 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	2x garage space
Garage	Yes
Cellar	-
PENB	G
Reference number	43276

\* 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 spacious 3-bedroom apartment with a loggia facing the courtyard offers pleasant living in EDEN Park in a desirable location in Ružinov by Štrkovec Lake.**

The layout of the apartment consists of an entrance hall with a built-in wardrobe, a guest toilet, a bedroom with built-in wardrobes and access to the **balcony**, a second spacious room also with a wardrobe and access to the balcony, a bathroom with a bathtub and toilet, a laundry room, a large living room connected to the dining room, a fully equipped kitchen with access to an airy **loggia**, and a master bedroom with an en-suite bathroom and **walk-in closet**. The master bedroom also has access the loggia facing the quiet courtyard.

The apartment is furnished and its facilities include **underfloor heating** in the bathroom, motorized exterior aluminum blinds, Mitsubishi **air-conditioning** in each room, and individual heating control. The apartment house has a security system as well as a reception.

A great advantage of this popular location is having a Billa supermarket, **Štrkovec Lake** with sports opportunities, restaurants, a park with a playground, public transport stops, etc, all within walking distance.

Interior 113 m<sup>2</sup>, terrace + loggia 14 m<sup>2</sup>