

## House Four-bedroom (5+kk)

Sold

146 m<sup>2</sup>, Bratislava II, Vrakuňa, Hrušovská



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Total area	146 m <sup>2</sup>
Plot	238 m <sup>2</sup>
Garden	83 m <sup>2</sup>
Floor area	142 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	2x outdoor parking EUR 10.000 per lot
Cellar	-
PENB	B
Reference number	35686

In a modern two-story family house with three separate residential duplex units, we offer this 4-bedroom air-conditioned apartment with two parking spaces, a balcony, a terrace, and a garden. A quiet location on Hrušovská Street in Bratislava. The project is completed, furnished, and move-in ready.

On the ground floor there is an entrance hall, a utility room, a guest room/study, a bathroom with a shower and toilet, and a living room connected to a spacious kitchen and dining area with access to the **terrace**. Upstairs are three bedrooms (two bedrooms have access to the **balcony**) and a spacious bathroom with a bathtub and toilet. Each room is cooled by a Daikin air-conditioning unit.

The equipment includes high-quality laminate floors (10 mm thick) by the German Meister brand, **underfloor heating** provided by a Viessmann boiler, premium LED lights throughout the apartment, internal blinds, a preparation for external blinds, Sapeli interior doors, Hansgrohe faucets, TV and internet wiring in each room. The kitchen has completely new appliances, including a dishwasher, a Blanco sink, an induction hob, and an **American refrigerator** (all built-in kitchen appliances have a 5-year warranty). The bedrooms have **bespoke wardrobes, wooden furniture, bamboo chandeliers**. The house is secured by a cutting-edge **alarm system**.

The exterior consists of a landscaped garden and an enclosed courtyard with parking spaces. The property offers all utilities, including a well with a **pump connected to an irrigation system**.

The house is situated in a quiet location on the border of Ružinov and Vrakuňa and provides quick transport access to the city center and the city's ring road.

Interior 142 m<sup>2</sup>, land 238 m<sup>2</sup>.

Property price: EUR 349,990 + 2x EUR 10,000 reserved parking spaces

