



House Five-bedroom (6+1)

419 m², Bratislava II, Ružinov

Ask for price





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Plot	483 m ²
Parking	3 parking spaces in front of the house
Cellar	Yes
PENB	D
Reference number	111110

In a quiet, greenery-filled part of Ružinov, we offer for sale an exceptional two-story five-bedroom house with a comfortable basement featuring versatile usage options. In the immediate vicinity, you will find Ostredky Park, Štrkovecké Lake, and Andrej Hlinka Park.

The house is divided into three floors. Upon entering the ground floor, there is access to **four rooms**, a bathroom, a separate toilet, and a possible kitchen, which opens onto a terrace. From the hallway, a staircase leads to the **attic**, where there is a small kitchen and **two rooms**, one of which has access to a **terrace**. In total, the house offers **six rooms** and a spacious basement with plenty of natural light; the basement is illuminated by natural daylight as well. In the basement, there is a bathroom with a toilet, an archive, and five rooms that were used as a fitness area, classrooms, and a recording studio.

All **utility connections** are included—water, electricity, gas, and sewerage. The house offers numerous possibilities for use, ranging from comfortable family living and multigenerational living to a combination of residential and business use or rental. For investment purposes, the house can be converted into a **semi-detached house** or into **2 or 3 residential units** with a shared wellness and fitness area in the basement. It is also **possible to rent the adjacent 600 m² plot** with priority purchase rights; it includes a double garage and offers the option to build a separate family house.

The **Ružinov** area is one of the most sought-after residential locations in Bratislava. It offers peaceful family living with excellent access to the city center. Within walking distance, you will find public transport stops, the **OC Retro and Perla Ružinova** shopping centers, supermarkets, as well as a market, schools, kindergartens, pharmacies, and sports facilities. **Ostredky Park, Štrkovecké Lake, and Andrej Hlinka Park** are all nearby.

Usable floor area: 418.6 m², of which the interior floor area of the house (ground floor + attic) is 217 m², the basement 161.5 m², terraces 40 m², built-up area 187 m², plot size 483 m².