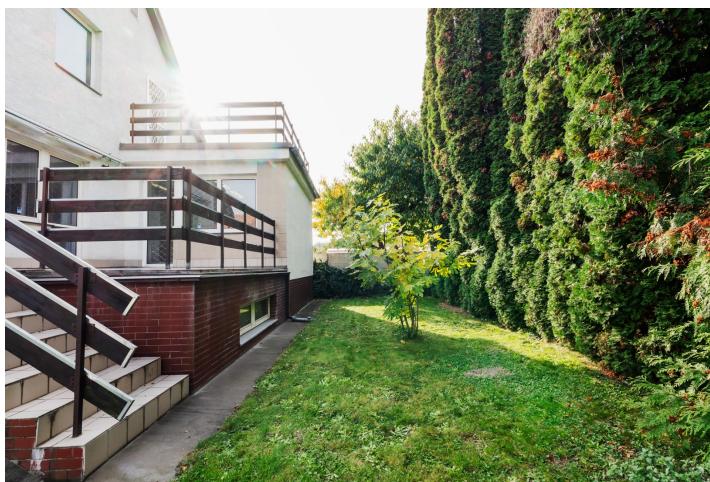




## House Five-bedroom (6+1)

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

Ask for price





## House Five-bedroom (6+1)

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

Plot	483 m <sup>2</sup>
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 m<sup>2</sup> 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 m<sup>2</sup>, of which the interior floor area of the house (ground floor + attic) is 217 m<sup>2</sup>, the basement 161.5 m<sup>2</sup>, terraces 40 m<sup>2</sup>, built-up area 187 m<sup>2</sup>, plot size 483 m<sup>2</sup>.