



House Three-bedroom (4+kk)

€ 895 000 | CZK 21 744 025

215 m², Bratislava II, Ružinov, Farebná



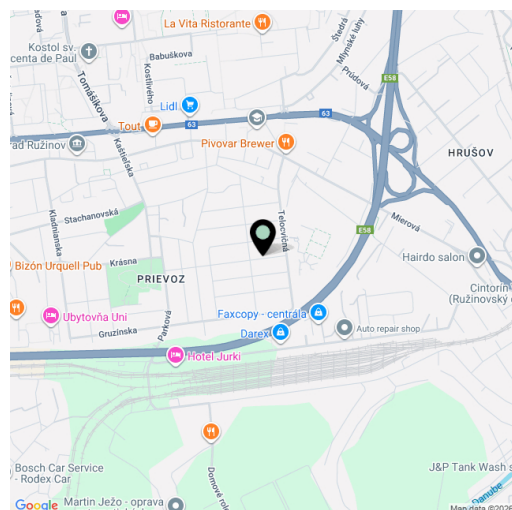


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Total area	215 m²
Plot	310 m²
Foot print	168 m²
Floor area	191 m²
Parking	Garage 24m²
Cellar	-
PENB	A
Reference number	112087



This newly completed three-bedroom family house from 2025 is located in the sought-after area of Bratislava – Ružinov, Prievoz district. The two-story house is fully furnished with above-standard fittings and features an A1 energy certificate, ensuring low operating costs. The location offers peaceful living with excellent access to the city center as well as the highway bypass.

The ground floor consists of an entrance hall, a separate toilet, and a spacious living room with a **fireplace**, seamlessly connected to the dining area and kitchen. The living room provides direct access to the **terrace** and **garden**. The first floor includes a hallway, two separate bedrooms, a laundry room with a 210-liter hot water boiler, a separate bathroom with a walk-in shower, and a spacious master bedroom with a private bathroom featuring a bathtub. Each room is equipped with an Aria **air-conditioning unit**.

The house is fitted with **aluminum windows** with triple glazing and external electric blinds, electric **underfloor heating** with individual controls in each room, and an electric boiler. Further features include a Hikvision camera system, security alarm, and a video intercom. The interior is complemented by high-quality **parquet floors** and designer Legrand switches. The kitchen is equipped with **Miele** appliances, a large built-in **Siemens** freezer, and an Electrolux refrigerator. The bathrooms feature premium **Villeroy & Boch** sanitary ware and Hansgrohe fittings.

The exterior includes a landscaped garden with an automatic irrigation system and decorative lighting around the entire perimeter of the plot. The property is enclosed by a concrete fence. The house also includes a **24 m² garage** with an automatic door and direct access to the garden.

Farebná Street in the Ružinov – Prievoz district offers quiet and peaceful living with convenient access via a wide street. Across the street is a kindergarden complex, and the prestigious **English International School of Bratislava** is approximately 350 metres away. Full civic amenities are available at the **Avion** Shopping Center, located 5–7 minutes away by car. An additional advantage is the quick connection to the highway bypass within 2 minutes.

Interior: 191 m² Plot: 310 m² Garage: 24 m²

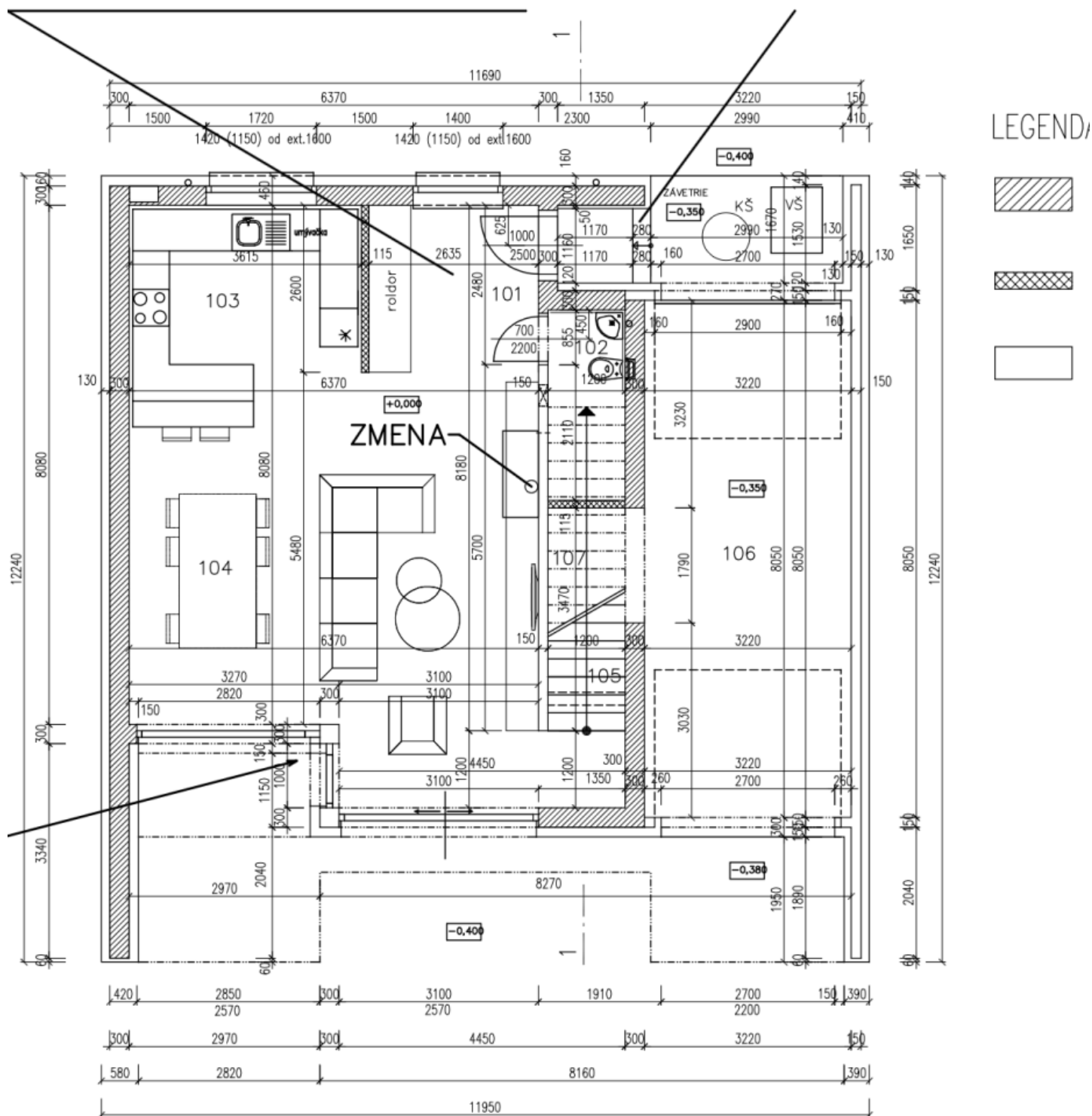


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Prízemie





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1 Poschodie

