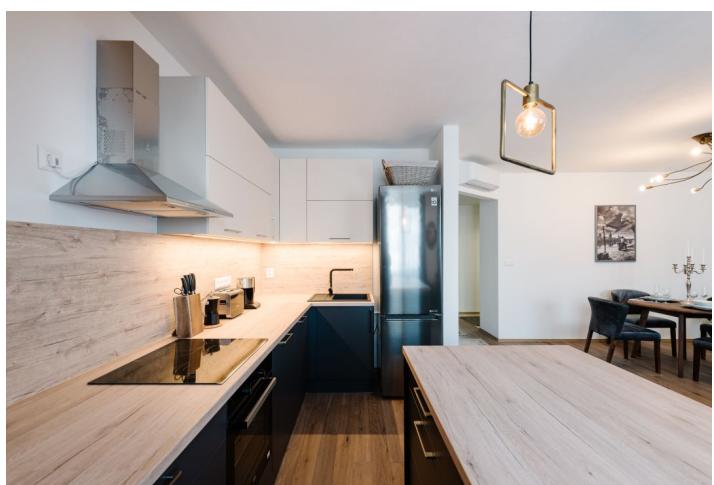
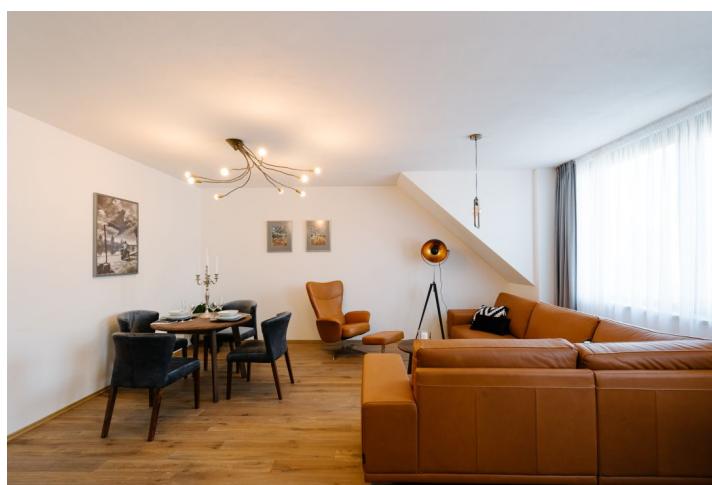
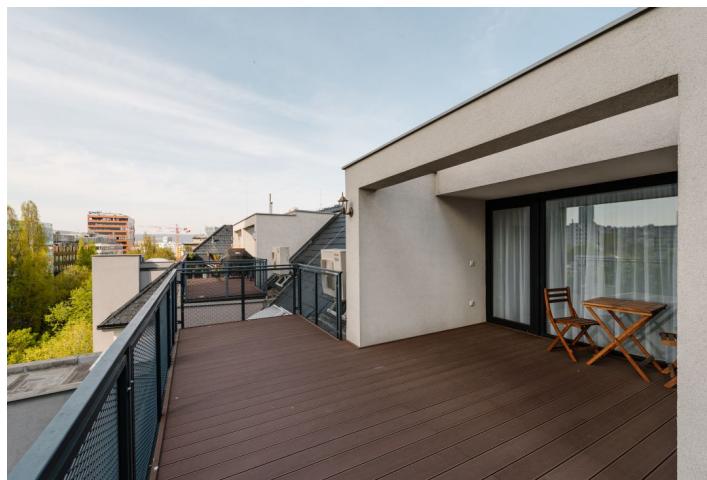




Apartment Two-bedroom (3+1)

Sold

95 m², Bratislava II, Ružinov, Budovateľská



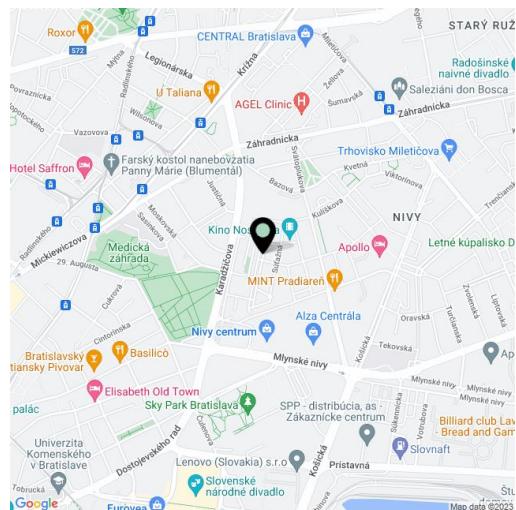


Apartment Two-bedroom (3+1)

Sold

95 m², Bratislava II, Ružinov, Budovateľská

| | |
|------------------|--------------------|
| Total area | 114 m ² |
| Floor area* | 95 m ² |
| Terrace | 19 m ² |
| Parking | - |
| Cellar | - |
| Service price | 124 EUR monthly |
| PENB | G |
| Reference number | 39235 |



* 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 modern two-bedroom penthouse with a terrace is situated in a new extension of an apartment building offering comfortable living in a popular part of Ružinov - Niva. As the superstructure was approved only a few months ago, the apartment is brand new, including the equipment, and has a new elevator. Another advantage is that there is only one neighbor on the same floor.

The layout of the apartment on the lower floor consists of an entrance hall with a built-in wardrobe, a guest toilet with a sink, a closet under the stairs, a living room with a dining area and fully equipped kitchen with a central island, a bedroom, a bathroom with a bathtub, and a **walk-in shower**. The upper floor of the apartment has a third room/bedroom, a utility room, and a **spacious terrace overlooking Slavín**.

The standard of the apartment consists of **wooden floors, underfloor heating, aluminum windows**, a Toshiba air-conditioning system, its own gas boiler, Adlo fire safety entrance doors, and a sofa by the Slovak premium brand Nesiá.

This very popular location with 500 apartments right next to the new **Bratislava Downtown** is located just one street over from Old Town. Below the building is a playground, the City Business Center, the new Nivy bus station with a shopping center, as well as complete civic amenities.

Apartment interior 95 m², terrace 19 m²