



## Apartment One-bedroom (2+kk)

€ 330 000 | CZK 8 289 600

70.08 m<sup>2</sup>, Bratislava II, Ružinov, Cyrilova





## Apartment One-bedroom (2+kk)

€ 330 000 | CZK 8 289 600

70.08 m<sup>2</sup>, Bratislava II, Ružinov, Cyrilova

Total area	86 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104705

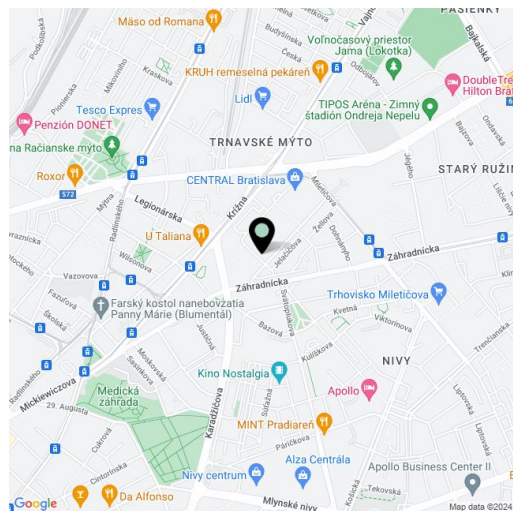
This superior 2-bedroom apartment with 2 balconies is located on the 7th floor in the extension of a building in a sought-after location in Bratislava's Ružinov neighborhood, in close vicinity of the Centrál mall. The expected date of approval of the entire extension is december 2024.

The layout of the sunny apartment is currently 2-bedroom with the possibility of conversion to a 3-bedroom by agreement with the owner. The apartment faces in **2 directions**, offering **nice views** of the **center of Bratislava** on one side and Ružinov on the other side. The price includes **plans for its interior design** by a renowned architect with the possibility of turnkey completion in cooperation with an expert.

The apartment is being sold in a state of white walls. Standards include epoxy floors throughout, **underfloor heating**, and large-format windows with aluminum frames and triple glazing. The extension includes, among other things, a **new elevator** and renovated common areas.

The apartment is situated in an **excellent location in the wider city center** with good transport accessibility and public transport connections, in close proximity to the **OC Centrál and OC Nivy malls**. The new Nivy bus station and Miletičová market are nearby and the center of Bratislava is within walking distance.

Total area 86.45 m<sup>2</sup>, usable area 70.08 m<sup>2</sup> + terrace 9.21 m<sup>2</sup> + balcony 7.16 m<sup>2</sup>



\* 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.



## Apartment One-bedroom (2+kk)

€ 330 000 | CZK 8 289 600

70.08 m<sup>2</sup>, Bratislava II, Ružinov, Cyrilova

