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Apartment Two-bedroom (3+1)

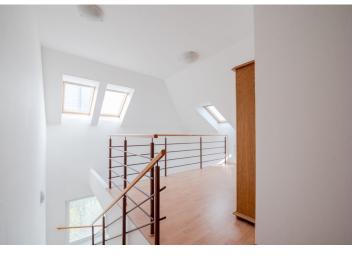
112.28 m², Bratislava II, Ružinov, Páričkova











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Sold



Apartment Two-bedroom (3+1)

112.28 m², Bratislava II, Ružinov, Páričkova

Total area	122 m²
Floor area*	112 m²
Terrace	10 m²
Parking	Yes
Cellar	Yes
Service price	200 EUR monthly
PENB	G
Reference number	34055

This spacious two-bedroom duplex apartment with a northwest-facing terrace overlooking the quiet courtyard and the Little Carpathian Mountains is located on the 5th floor of a brick building with an extension that consists of 500 apartments. The apartment complex is located in Nivy, an area that is transforming into a prestigious location with multifunctional space.

The maisonette apartment consists of an entrance hall, a **fully-equipped kitchen**, and a living room with a fireplace and access to a terrace overlooking a green courtyard and with views of the Little Carpathians. The kitchen has a small separate pantry. There is an additional toilet off of the entrance hallway. On the upper floor, there is an open space, 2 bedrooms, a bathroom with a bathtub and shower, and a separate toilet. The apartment comes with a brick **cellar**.

The floors in the living room are wooden, in other parts laminate, and in the kitchen, bathroom, toilets, and entrance hall are tiles. The windows in all rooms are plastic. Heating and hot water is provided by the apartment's own gas boiler. Each room is equipped with air conditioning units. The building extension is from 2004. The building has an elevator. It is possible to rent a parking space monitored by a camera 200 m from the apartment.

The **New Nivy** neighborhood offers quality **community life** for residents of the district. It is also home to many startups and multinational companies, which are located within reach of all standard services: schools, health centers, and cultural and sports institutions. **Nivy's multifunctionality** makes it possible to combine superior housing, leisure activities, and work. The district is easily accessible by car and public transport. A new **Nivy station**, a modern **shopping mall with a green roof**, **a unique market**, and a rich selection of restaurants are in close proximity.

Interior 112.29 m², terrace 9.79 m², cellar 2 m².

Badionado U Taliano Versono AGEL Cinic Versono Faracký kostol naneborska affron Faracký kostol naneborska Mintr P cento Mintr

* 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.

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