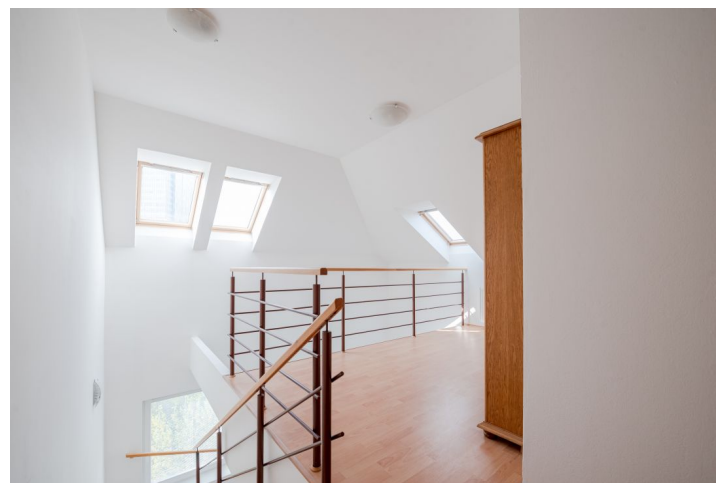




Apartment Two-bedroom (3+1)

Sold

112.28 m², Bratislava II, Ružinov, Páričkova





Apartment Two-bedroom (3+1)

Sold112.28 m², Bratislava II, Ružinov, Páričkova

Total area	122 m ²
Floor area*	112 m ²
Terrace	10 m ²
Parking	Yes
Cellar	Yes
Service price	200 EUR monthly
PENB	G
Reference number	34055

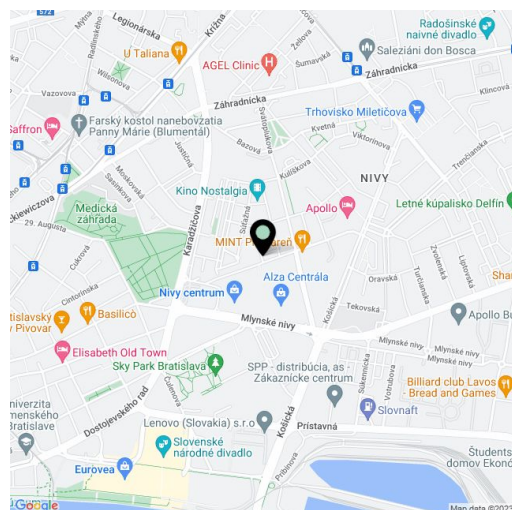
This spacious two-bedroom duplex apartment with a northwest-facing terrace overlooking the quiet courtyard and the Little Carpathian Mountains is located on the 5th floor of a brick building with an extension that consists of 500 apartments. The apartment complex is located in Nivy, an area that is transforming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



* 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.