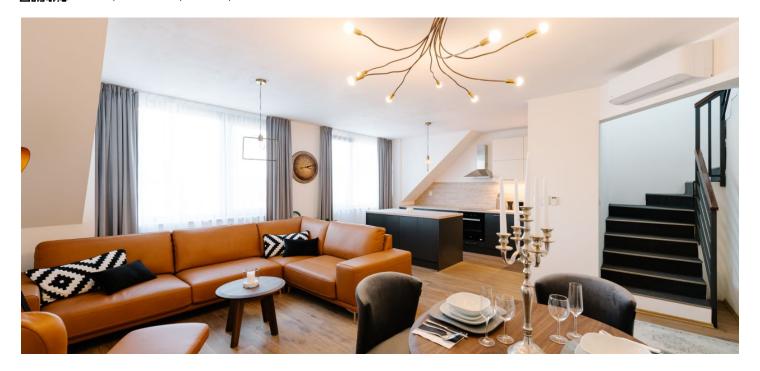
## **Apartment Two-bedroom (3+1)**

Sold

95 m², Bratislava II, Ružinov, Budovateľská













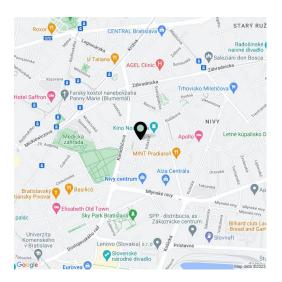


## **Apartment Two-bedroom (3+1)**

Sold

95 m², Bratislava II, Ružinov, Budovateľská

| Total area       | 114 m²          |
|------------------|-----------------|
| Floor area*      | 95 m²           |
| Terrace          | 19 m²           |
| 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 cental 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 Nesia.

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