



## Apartment One-bedroom (2+1)

Sold

90 m<sup>2</sup>, Bratislava II, Ružinov, Krajná





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Total area	93 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	42601

**We offer for sale spacious 1-bedroom sunny apartment in a new building on 2/3 floor with elevator in Ružinov.**

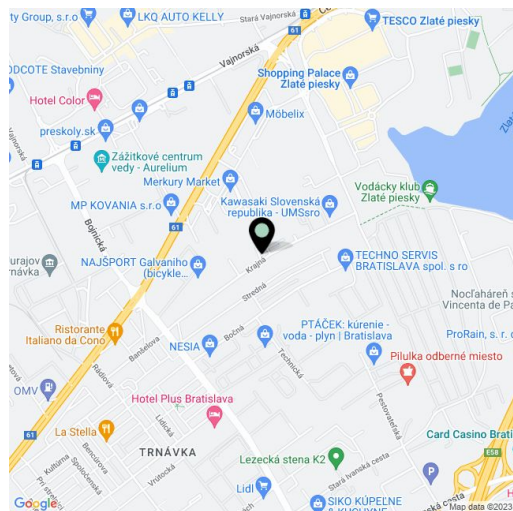
The layout of the apartment consists of a spacious entrance hall with walk-in wardrobe, separate toilet and built-in wardrobe, living room with kitchen and dining area with access to the **balcony** and **winter garden**, bedroom and bathroom with bathtub.

The apartment comes standard with security doors, laminate flooring, plastic windows, fully fitted kitchen with **granite worktops**, including a dishwasher. The apartment has a garage in the basement of the house.

The surrounding area offers a quiet location full of greenery, Shopping Centrum Avion, Lidl, Ikea, Billa, public transport stops as well as quick access to the motorway and the Bratislava bypass. For residents of the apartment building there is an enclosed playground for children and an underground garage.

**Area of the apartment with a brick cellar 89,70 m<sup>2</sup> + 3 m<sup>2</sup> balcony**

Apartment price 290.000 EUR + 17.000 EUR parking space in the garage of the house



\* 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.