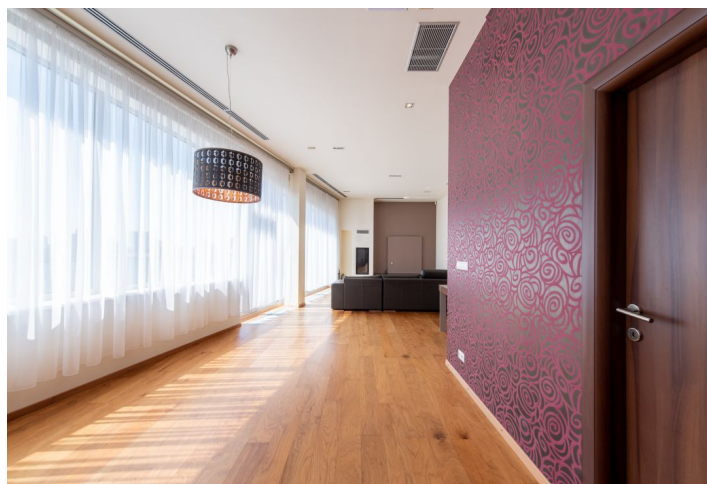
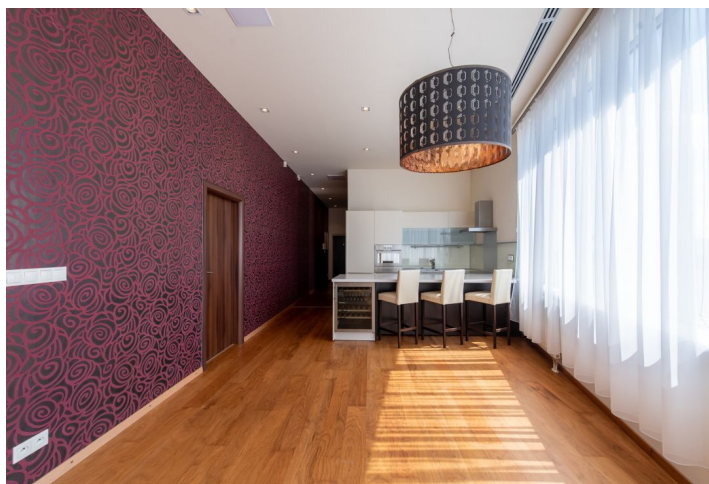




## Apartment Two-bedroom (3+kk)

Rented

120 m<sup>2</sup>, Bratislava II, Ružinov





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Total area	196 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	76 m <sup>2</sup>
Parking	2x garage space EUR 100/space/month
Garage	Yes
Cellar	Yes
Service price	200 EUR Monthly
PENB	B
Reference number	43971
Available from	Immediately

\* 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 air-conditioned, sunny 2-bedroom penthouse is located on the 8th floor of a new building on Trnavská cesta, in a popular location with complete civic amenities and public transport accessibility. In the vicinity, the services include a Fresh Market, Yeme and Billa grocery stores, and the OC Vivo (Polus) mall. Active enjoyment in nature is possible within walking distance by the Kuchajda or Štrkovec lakes. A distinct advantage is only one neighbor on the same floor, as well as a landscaped park in the courtyard.

The layout of the **bright** apartment consists of a spacious living room (58 sq. m.) with a kitchen, dining area, and access to the terrace, a master bedroom with a walk-in bathroom with two sinks, a shower, a bidet, and a toilet, a second bedroom, a second bathroom with a bathtub and toilet, a hallway with a large walk-in closet (7 sq. m.), and a **terrace that wraps around the entire apartment** with a double-sided fireplace. The apartment has a cellar storage unit (4 sq. m.) and **two parking spaces in the building's garage** for an additional fee.

Facilities include quality wooden floors, aluminum windows, central heating, **air-conditioning**, or a fully equipped kitchen. The apartment has plenty of storage space. The top floor of the building is secured with a chip access system, a video doorman, and a preparation for a security system.

Interior 116 m<sup>2</sup>, terrace 76 m<sup>2</sup>, cellar 4 m<sup>2</sup>.

Rental price EUR 1,100 + EUR 200 energy + 2x garage parking EUR 100/space



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