



Luxury 1-bedroom modern furnished flat 67m<sup>2</sup>, loggia, parking, Ružinov  
Bratislava II - Ružinov - Tomášiková

FOR SALE

294 750 €  
( 4 420 € / m<sup>2</sup> )

Property ID: 652958

Condition

**Condition:** reconstructed  
**Furnishing:** furnished  
**Orientation:** south west  
**Building material:** Combined  
**Year of building approval:** 2005

Size

**Number of rooms:** 2  
**Usable area:** 66.6 m<sup>2</sup>  
**Total area:** 80 m<sup>2</sup>

Floor

3. of 5 floors  
**Elevator:** yes

Parking

private

Property equipment

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Loggia:** yes 7.15 m<sup>2</sup>  
**Utility room:** 5.15 m<sup>2</sup>  
**Air condition:** no  
**Cable TV:** yes  
**Heating:** central  
**Waste disposal:** separable  
**Gas:** no  
**Wheelchair access:** yes



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## Property description

Expat expert exclusively offer you lovely, fully furnished to high standard, spacious, sunny 1-bedroom apartment with a total net internal floor area of 66.6 m<sup>2</sup> (717 sqf), located on the 3rd floor / 5, with a lift, oriented to the southwest, in a popular quite location Ružinov on Tomášiková street. Apartment also includes a large loggia with an area of 7.15 m<sup>2</sup> (77 sqf) and a cellar room with an area of 5.15 m<sup>2</sup> (55 sqf). Total internal floor area of the apartment is 80m<sup>2</sup>. Also available with the apartment is a private outdoor carparking space in courtyard.

Virtual 3D tour: <https://my.matterport.com/show/?m=yh3AKmvrXwy>

### ABOUT THE APARTMENT:

The apartment consists of the entrance hall with a direct access to the guest toilet room with a wash hand basin, built-in cloak room with a storage space, moving on to the lounge / kitchen open plan, separate bedroom with a built-in wardrobe. From the bedroom you can to enter spacious loggia which goes down across the kitchen window. In the corner of the bedroom there is access to private en-suite bathroom (bathtub with a shower over, shower screen, wash hand basin, mirror and WC toilet). In the kitchen there is a kitchen with a breakfast bar counter with 2 chairs, built-in brand new appliances Bosch (electric induction hob, electric oven, combo fridge with freezer), then brand new Whirlpool washing machine with dryer, Gorenje extractor hood and Bosch microwave oven.

The apartment is sold fully furnished with modern furniture: sofa set (1x 3 seater, 1x 2 seater), coffee table, lounge wall furniture with cupboard units and 42" wall mounted 4K LED TV, office glass top desk with chair, kitchen glass top table with 3x chairs, large king size bed, bedside tables (2x), designer bric-a-brac, and lighting (large wall clock, floor lamps, pendant lights, picture frames, mirrors, canvas, etc), accessories and decoration.

Other equipment: quality UPVC double glazed windows, window blinds and nets, laminate floating flooring with wood decor, quality wall and floor tiles, designer facing brick wall cladding in the hall and lounge, built-in wardrobe in the bedroom, interior hardwood doors and frames, main entrance fire safety steel security doors, etc. Also available quality optical cable internet / WIFI connection (UPC; speed 300Mb/s) and a satellite HD TV (Skylink; 87 channels, 43 in HD). Central heating via wall radiators. Usage of cold and hot water, central heating and electricity by meters. Wall removable electric video intercom with colour screen for opening the lobby door to apartment building (ground floor). The apartment has a dedicated private outdoor car parking space available for additional cost.

Monthly total running costs of the apartment are approx. 155 Euros / 2 people / month including all utilities and fees associated with the apartment and parking space (management fees such as heating of common areas, central heating, cold and hot water, insurance of the building, repairs, lifts, cleaning services of common areas, lighting of common areas, external soft landscaping, etc) as well as apartment electricity.

**The apartment is ready for immediate occupancy. Just bring your personal belongings!**

### ABOUT THE PARKING:

Apartment has also associated 1x outdoor private secure parking space (easily visible from the lounge) which is located in the courtyard of the apartment building. Access to the carpark is via remotely operated external gate. Available for additional cost of EUR 20,000.

### ABOUT THE APARTMENT BUILDING:

It is a 16-year-old high-quality insulated brick / concrete building, signed off in 2005. The entrance to the apartment building is through an electric doorman / fob key. The apartment building has 2 lifts (one for 3 passengers, other for 6 passengers). Access to the apartment is barrier-free. The surroundings of the apartment building are very nice.

landscaped, in the courtyard there is a small park with the kids playground, ping pong table and benches. An ideal place for kids and sit down relax.

**ABOUT THE LOCATION:**

The Bratislava - Ružinov district is a favorite location in Bratislava. There are all civic amenities available such as schools, kindergardens, cafes, restaurants, shops, cultural center, medical facilities, hospital, post office, etc. Sports fans can enjoy the sport hall or nearby situated Strkovec lake ideal for summer activities. Great transport connection / links by car – Old town (city centre) 8 minutes, main bus station Mlynske Nivy 7 minutes, main train station 10 minutes, motorway connection (to Slovakia, Czech Republic, Austria, Hungary) only 5 minutes, international airport Bratislava only 7 minutes away.

**Unique location and high quality apartment!**

**AND THE PRICE:**

Apartment price including loggia and cellar: **EUR 300,000 + parking space EUR 20,000.**

The price is final and includes fee for the real estate and legal services.

**Do not hesitate to contact us as this property could be yours!**

**We look forward to seeing you soon! Book your property viewing today!**

@fully furnished to high standard

@1 new





3D preview



Link to property



Video

**2-izbový byt**  
**1 bedroom apartment**

**Tomášikova ulica**  
**Bratislava II**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	PREDSEŇ/HALL	5,05 m <sup>2</sup>
02	TOALETA/TOILET	2,10 m <sup>2</sup>
03	ŠATNÍK/WARDROBE	1,15 m <sup>2</sup>
04	OBÝVACIA IZBA/LIVING ROOM	25,45 m <sup>2</sup>
05	KUCHYŇA/KITCHEN	13,00 m <sup>2</sup>
06	IZBA/ROOM	15,35 m <sup>2</sup>
07	KÚPEĽŇA/BATHROOM	4,50 m <sup>2</sup>

**PLOCHA CELKOM/TOTAL AREA** **66,6 m<sup>2</sup>**

08 LODŽIA/LOGGIA 7,15 m<sup>2</sup>

09 PIVNICA/CELLAR 5,15 m<sup>2</sup>



Výmery majú iba informatívny charakter  
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