



**SOLD Great 2-room apartment 52m<sup>2</sup>, new building JÉGÉHO ALEJ**

**Bratislava II - Ružinov - Jégého - JÉGÉHO ALEJ**

**FOR SALE**

**219 000 €**  
( 4 650 € / m<sup>2</sup> )

**Property ID: 734253**

#### Condition

**New building:** yes  
**Furnishing:** furnished  
**Orientation:** east

#### Size

**Number of rooms:** 2  
**Usable area:** 47 m<sup>2</sup>  
**Total area:** 52 m<sup>2</sup>

#### Floor

1. of 13 floors  
**Elevator:** yes

#### Property equipment

**Bathroom:** 1x, bath  
**Windows:** plastic  
**Balcony:** yes 5.00 m<sup>2</sup>  
**Air condition:** yes  
**Internet connection:** optics  
**Heating:** own



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## Property description

### Description

Jana Sálusová from the real estate agency Expat Experts offers you a great 2-bedroom apartment for sale exclusively in the popular JÉGÉHO ALEJ project.

The total area of the apartment is PLEASANT 52m<sup>2</sup>, of which 5m<sup>2</sup> is a balcony oriented to a quiet inner block with greenery. The apartment is located on the 1st floor/13th floor, where you can comfortably take two elevators, or it's a good walk up the stairs.

With its layout, it looks pleasant and spacious, therefore it is an excellent INVESTMENT OPPORTUNITY, or it is suitable as a STARTER APARTMENT for an individual, or young couple.

It is being sold completely FURNISHED, which makes it a great candidate for an immediate long-term rental, where you can also get a real, living tenant with the purchase of this apartment. Or by renting through Airbnb, where you can easily count on a return of up to EUR 50/night.

AIR CONDITIONING and TV + INTERNET were installed in the apartment.

Be sure to watch the VIDEO PRESENTATION of the apartment at the link, or by copying the link into your internet browser:

<https://www.youtube.com/watch?v=8kf6mj1r9T4>

and a VIRTUAL 3D TOUR on the line:

<https://my.matterport.com/show/?m=g7jbx5Bj43>

### Disposition:

The apartment is entered through the entrance hall, from which there is a bathroom with a bathtub directly opposite the front door, which also includes a toilet. We continue to the right along the corridor, where a quite generous wardrobe was built, which can also serve as a storage room. The hallway on the left leads to a spacious living room connected to the kitchen, from where you can also access a spacious balcony with external seating. The apartment also includes a bedroom, which is separated from the living room by a sliding door.

Overall, the layout is very well resolved. Since it is oriented to the east, the sun not only wakes you up in the morning, but shines into the apartment all morning.

### Site description:

I will list several great advantages of living in Ružinov:

- accessibility and transport to the city center (trams and parking lots)
- despite the fact that we are located in the city, it is a place for lovers of nature and greenery
- entertainment, relaxation (Štrkovecké lake, Andreja Hlinka park), but there are also many work opportunities
- sports and cultural activities nearby, Ondrej Nepela Stadium, National Football Stadium - Tehelné Field, NTC, Pasienky Swimming Pool

Last but not least, Ružinov is a place with COMPLETE civic amenities

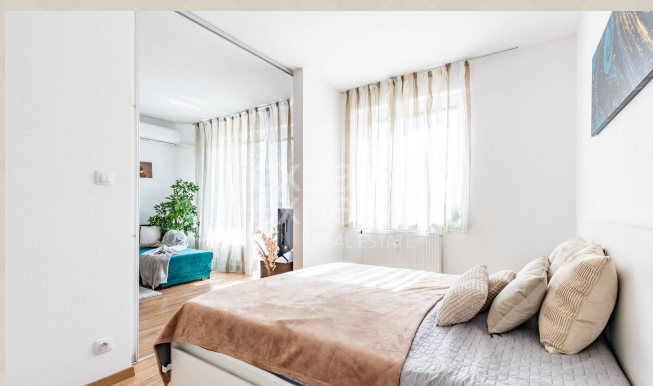
### The price:

The price of this great apartment in the popular JÉGÉHO ALEJ project is EUR 219,000.

@1 only here  
@excellent investment opportunity  
@great location

@2 JÉGEHO ALEJ





3D preview



Link to property



Video

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

**ulica Jégého**  
**Bratislava II**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	CHODBA/HALL	6,20 m <sup>2</sup>
02	KÚPEĽŇA/BATHROOM	6,30 m <sup>2</sup>
03	KUCHYŇA/KITCHEN	11,50 m <sup>2</sup>
04	OBÝVACIA IZBA/LIVING ROOM	9,70 m <sup>2</sup>
05	SPÁĽŇA/BEDROOM	12,15 m <sup>2</sup>
06	ŠATNÍK/WARDROBE	2,35 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>48,20 m<sup>2</sup></b>
07	BALKÓN/BALCONY	4,80 m <sup>2</sup>



Výmery majú iba informatívny charakter

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