



Sunny 2-bdr flat in center of Ružinov, garage parking, loggia, view  
Bratislava II - Ružinov - Tomášikova

**FOR SALE**

**329 900 €**  
( 4 710 € / m<sup>2</sup> )

plus 25000 garážové státie, vrátane provízie

**Property ID: 716585**

**Condition**

**New building:** yes  
**Furnishing:** partly furnished  
**Orientation:** west  
**Building material:** brick  
**Year of building approval:** 2008

**Size**

**Number of rooms:** 3  
**Usable area:** 70 m<sup>2</sup>  
**Total area:** 85 m<sup>2</sup>

**Floor**

6. of 8 floors  
**Elevator:** yes

**Parking**

**Garage:** 1 car

**Property equipment**

**Bathroom:** 1x, bath and shower  
**Windows:** plastic  
**Loggia:** yes 15.00 m<sup>2</sup>  
**Internet connection:** optics  
**Cable TV:** yes  
**Heating:** central  
**Gas:** no  
**Wheelchair access:** yes



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## Property description

**Are you looking for a 2-bedroom apartment in Ružinov with parking in the garage?** We offer for sale a bright 2-bedroom apartment on Tomášikova Street, near OC RETRO, with a large 15m<sup>2</sup> loggia, with a nice view westward to a quiet part of Ružinov, in a quality brick building built in 2008, on the 6th floor, with preparation for air conditioning in interior, with parking in the garage, access to the apartment with dry feet.

Practically designed, partially furnished 2-bedroom apartment with a good layout, with a kitchen connected to the living room, from which you enter a large loggia with greenery and a view of the greenery. The bedroom also has access to the loggia, with custom-made furniture. The third room is suitable as a children's room or study. The big advantage of the apartment is the bathroom, which has a shower and a bathtub, plus a separate toilet with a sink. Storage space located in the entrance hall with lots of storage space. Pre-preparation for air conditioning is also beneficial - throughout the apartment there is a channel distribution of air conditioning in the ceiling with vents to each room, it is enough to complete the replacement of the exterior air conditioning unit.

The area of the apartment is 70 m<sup>2</sup>, plus the area of the loggia is 15 m<sup>2</sup>, the apartment does not have a cellar. Indoor parking in the garage under the house is for an additional fee of 25,000 Euros.

The apartment is available immediately after the sale. The title deed contains a lien that the owner is currently transferring to another property. The apartment is sold partially furnished, of course the built-in kitchen with appliances, built-in wardrobes in the hall, furniture in the bathroom, furniture in the room remain. The price of the apartment does not include a sofa set in the living room, a double bed and a chest of drawers in the bedroom, and chairs in the dining room. Furniture is subject to further agreement with the buyer.

**Virtual 3D tour of the apartment:** <https://my.matterport.com/show/?m=P4TjNDeGyBp>

**Video of the apartment:** <https://www.youtube.com/watch?v=O3759ctGqrs>

Photos, floor plan, apartment description, video and 3D are the property of Expat Experts real estate agency.

**More information and arranging a visit:** Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

### EQUIPMENT OF THE APARTMENT

- double-glazed plastic windows,
- nets on the windows, internal aluminum blinds
- channel distribution of air conditioning in the ceiling (copper pipes) to each bedroom and living room, currently the outdoor unit of the air conditioning is broken (the new unit will be dealt with by the new owner)
- radiator heating with hot water heating,
- in the bathroom and partly in the corridor and in the living room there is electric DEVI floor heating under the tiles
- the apartment is atypical with a uniform feeling of warm paving, which is in the hallway, bathroom, toilet, as well as in the kitchen and living room
- there are veneer parquet floors in both bedrooms
- paneled white frames and solid doors Sapeli, with hidden hinges
- security entrance door to the apartment
- bathroom and toilet with uniform tiles and tiles,

### Living room with kitchen and dining room

KITCHEN with dining room

- custom-made kitchen unit, solid wood, dark veneer, glass screen with green color, also used on the side of the bar counter from the dining table



- with built-in Electrolux appliances - refrigerator with freezer, glass ceramic hob, electric convection oven, microwave oven, 45 cm wide dishwasher, hood
- Blanco granite sink with Grohe lever sink faucet,
- built-in washing machine in the kitchen
- bar counter also with a lot of storage space
- lighting of the work surface with an LED strip
- the kitchen also has a 400V electrical connection
- by the bar there is a dining table with 4 chairs (not included in the price of the apartment)
- the floor is tiled

#### LIVING ROOM

- the living room is directly connected to the kitchen, optically separated by a bar counter and a dining table
- exit to the loggia
- corner sofa set, coffee table,
- TV mounted on a console on the wall with hidden cabling in the wall (it is suitable to build corner cabinets on the sides of the wall with the TV, to hide the router and cables)
- shading is ensured by internal sliding shading panels on the rail
- the floor is tiled
- orientation of the room to the west,
- balcony window and door, with an insect net on the balcony door

#### LOGGIA 15m<sup>2</sup>

- a spacious loggia with a green view, facing the housing estate, not to the noisy road
- orientation to the west,
- possibility of partial glazing with a balcony system and leaving part unglazed,
- the floor is tiled
- in the part where the living room is, there is a seating area with 2 armchairs and a table, with large flower pots and ivy
- the possibility to go out to the loggia from the bedroom,
- there is an external air conditioning unit in the back part of the loggia,
- the possibility to grow herbs, leave a bicycle on the loggia, etc.

#### BEDROOMS

##### BEDROOM

- the bedroom is accessible from the corridor, it is located in the middle of the apartment and the loggia
- custom-made massive veneer furniture - double bed 160x200 cm with tables, facing north, with slats (there are no mattresses on the bed) and a chest of drawers with drawers
- bedside lamps
- above the bed, a plasterboard soffit with hidden LED lighting that can be controlled remotely
- on the wall opposite the bed there is a socket for connecting the TV (in the place where the picture is hung)
- on the floor there are veneer parquets
- window orientation west
- there are internal aluminum blinds and nets on the windows
- there is an insect net on the balcony door

##### ROOM

- a room next to the master bedroom, right at the entrance to the apartment, at that time used as a study

- a desk directly under the window
- convertible sofa
- library in the corner of the room - it is possible to set up a wardrobe in this part if it were used as a children's room
- window orientation west
- insect net, aluminum interior blinds
- there are veneer parquets on the floor

## **OTHER ROOMS**

### **THE BATHROOM**

- the big advantage of this apartment is the bathroom with both a bathtub and a shower
- Kaldewei enamel bathtub 79x174 cm, Grohe flush-mounted bathtub lever mixer, central outlet
- shower cabin 90x90 cm with Kaldewei enameled tub, Grohe concealed shower faucet
- wide 80x47cm Villeroy & Boch sink with lever faucet,
- sink cabinet, mirror, mirror lighting
- chrome ladder hot water radiator
- DEVI electric floor heating,
- cabinet next to the shower, shelves above the bathtub
- ventilator
- tiling uniform with the tiling in the entire apartment, timeless tiling design
- the washing machine is built into the kitchen unit

### **SEPARATE TOILET**

- Roca wall-mounted toilet, Geberit concealed flush
- small Roca sink, with lever faucet
- Mirror
- ventilator stamp Vortices

### **ENTRANCE HALL with wardrobe**

- a custom-made built-in wardrobe, glossy white, provides a large amount of storage space for both clothes and apartment furniture
- opposite the wardrobe, a shoe rack, a jacket hanger and a mirror
- the floor is tiled, uniform throughout the apartment

## **PARKING**

- the apartment offers for sale 1 parking space in the garage under the house, its price is 25,000 Euros, it is not included in the price of the apartment
- a place with dimensions of 2.6m x 5.5m, between the wall and the pillar
- the garage has one entrance and one exit, a wide gate with remote control, access from Papad'ová street
- from the garage you can go to the apartment directly by the elevator that opens directly into the garage, the transition to the apartment is dry foot

### APARTMENT HOUSE

- apartment building approved in 2008
- very high-quality brick building with facade insulation
- multifunctional building, on the ground floor there are commercial premises, in the basement there are garages and apartments above the non-residential premises
- the apartment is sold by the first owner, who bought the apartment from the developer, built the apartment for himself, not for rent
- 5 apartments on the floor
- barrier-free access from the street to the apartment
- personal elevator
- there is no room for bicycles

### LOCATION

- the center of Ružinov, nearby is Perla Ružinova, OC Retro, and across the road in the near future there will be a new shopping center Ružinov, which will be built on the site of a former department store in Ružinov
- there are shops directly under the apartment building, as well as in the houses opposite, as well as in the Retro shopping center on Nevädzová and the Kocka shopping center on Seberíni, as well as in Perla Ružinova on Mierová
- near kindergarten, elementary school, church,
- Public transport stop directly across the road by the church, nearby are trams on Ružinovská or trolleybuses on Gagarinová
- to the city center along Gagarinova street, it is a 7-minute drive to Eurovea and the embankment
- it is 1 km to the highway bypass

### COSTS

electricity EUR 30, administrator approx. EUR 134 per apartment (heating, water, administration, waste collection), 1 x parking space in the garage EUR 14  
internet and cable TV in the apartment from UPC, currently only internet is used, for 11 Euros,  
total: 189 EUR

### FINANCING

The apartment can also be financed with a mortgage. Currently, the apartment is encumbered with a lien, which the owner will transfer to another property.

The expert opinion was made 4 years ago, a new one will have to be prepared for the interested party with a mortgage.

We look forward to seeing you!

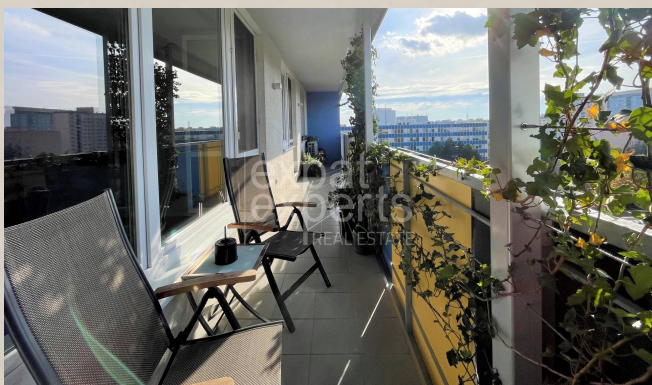
More information: Ing. Miriam Gallová, +421 940 609 235, gallova@expat.sk

@beautiful view @parking

@1 new

@2 NEW BUILDING





3D preview



Link to property



Video





3D preview



Link to property



Video

**3-izbový byt**  
**2 bedroom apartment**

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

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

01	VSTUPNÁ CHODBA/ENTRANCE HALL	7,88 m <sup>2</sup>
02	CHODBA/HALL	3,72 m <sup>2</sup>
03	IZBA/ROOM	9,49 m <sup>2</sup>
04	SPÁĽŇA/BEDROOM	11,93 m <sup>2</sup>
05	OBÝVACIA IZBA/LIVING ROOM	18,75 m <sup>2</sup>
06	KUCHYŇA/KITCHEN	12,25 m <sup>2</sup>
07	KÚPEĽŇA/BATHROOM	4,81 m <sup>2</sup>
08	TOALETA/TOILET	1,48 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>70,31 m<sup>2</sup></b>
09	LODŽIA/LOGGIA	14,70 m <sup>2</sup>



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