

**SOLD Sunny 3 bdr apt, 113,3 m<sup>2</sup>, 2x bathroom, 2 x parking BORIA**

Bratislava II - Ružinov - Drieňová - BORIA

**FOR SALE**

Price at broker

**Property ID: 852357**

#### Condition

**Condition:** reconstructed

**Furnishing:** furnished

#### Size

**Number of rooms:** 4

**Usable area:** 113.3 m<sup>2</sup>

**Total area:** 132.7 m<sup>2</sup>

#### Floor

6. of 8 floors

**Elevator:** yes

#### Parking

private

**Garage:** 2 cars

#### Property equipment

**Bathroom:** 2x, bath and shower

**Loggia:** yes - 219.90 m<sup>2</sup>

**Utility room:** 2.80 m<sup>2</sup>

**Air condition:** yes

**Internet connection:** other

**Heating:** central

**Wheelchair access:** yes



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## Property description

### Description:

We exclusively offer for sale a 3 bedroom sunny apartment near the Lake Štrkovec on Drieňová Street in Ružinov. The apartment is located on the 3rd floor (out of 8), 1 x elevator, barrier-free access. The apartment is located in the multi-functional BORIA project with a view of Ružinov (kitchen with dining area and living room) and 3 rooms have a view of a quiet closed inner block with greenery and a children's playground.

The area of the apartment is 112,8 m<sup>2</sup>, 2 loggias have a total area of 19,90 m<sup>2</sup>. The apartment includes a dry and clean cellar (security door) at -1. floor with an area of 4 m<sup>2</sup> and a parking space. On the ground floor in the entrance there is a shared, separate closed area for bicycles and strollers.

### Disposition:

The apartment has a spacious entrance hall, from the hall there is direct access to the living room, with loggia (9,5 m<sup>2</sup>), kitchen with dining area, children's room, 2nd children's room, master bedroom with bathroom, separate bathroom. The generous kitchen with lots of storage space is equipped with appliances (built-in hob, hood, built-in electric oven, dishwasher, separate tall refrigerator, separate tall freezer).

The apartment is for sale furnished with furniture and appliances as shown in the photos, except for the TV.

The apartment is connected to central heating (radiators) with thermoregulation valves. The apartment has a doorman, a security door with multi-point locking, a laminate floor in the living rooms, kitchen and entrance hall, and ceramic tiles and tiling in the bathrooms.

The living room is equipped with air conditioning, there is enough storage space in the whole apartment (built-in wardrobes with shelves/hanging) + a separate wardrobe in the entrance hall.

The windows and entrance doors to the loggia are plastic with insulating double-glazed windows, with insect nets and exterior blinds.

### Apartment building:

The popular multi-functional complex BORIA was approved in 2006, (authors: Cakov - Makara), in the 12th edition of the Construction of the Year 2006 competition, it won the award of the Prvej stavebnej sporiteľne, a. s., APARTMENT HOUSE OF THE YEAR 2006 in all categories.

On the ground floor there are florists, cafes, bistro/restaurant, wine shop, lighting shop, dental clinic, vital studio.

In the project, internet and cable TV services are provided by UPC and SWAN (optics), common areas are monitored by cameras with recording, and it is available to residents and users of apartments 24 hours a day reception.

### Location:

Drieňová ulica is located in the sought-after area of Ružinov, near Lake Štrkovec, with excellent civic amenities - school, kindergartens, Billa supermarket, Ružinov hospital, children's playgrounds, 5 minutes by car to the highway bypass (AT, HU, CZ), 3 min public transport.

The PAAS parking system for permanent residents is valid in the locality.

We are looking forward to seeing you at the viewing!

More information: Ing. Zuzana Kanská, +421903455954, zuzana@expat.sk

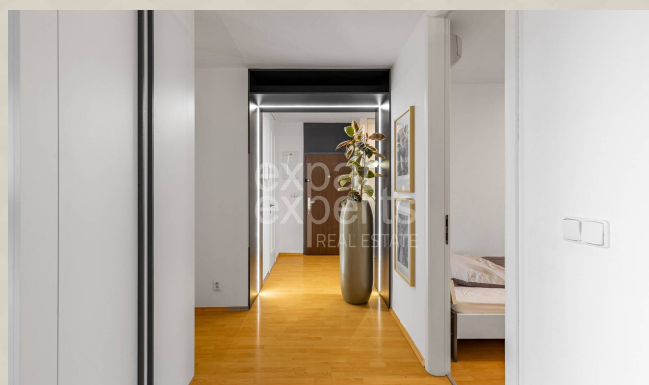
The apartment will be available from October 2024, viewings are possible now.

@1 sold

@lake Štrkovec

@great location

@2 BORIA



3D preview

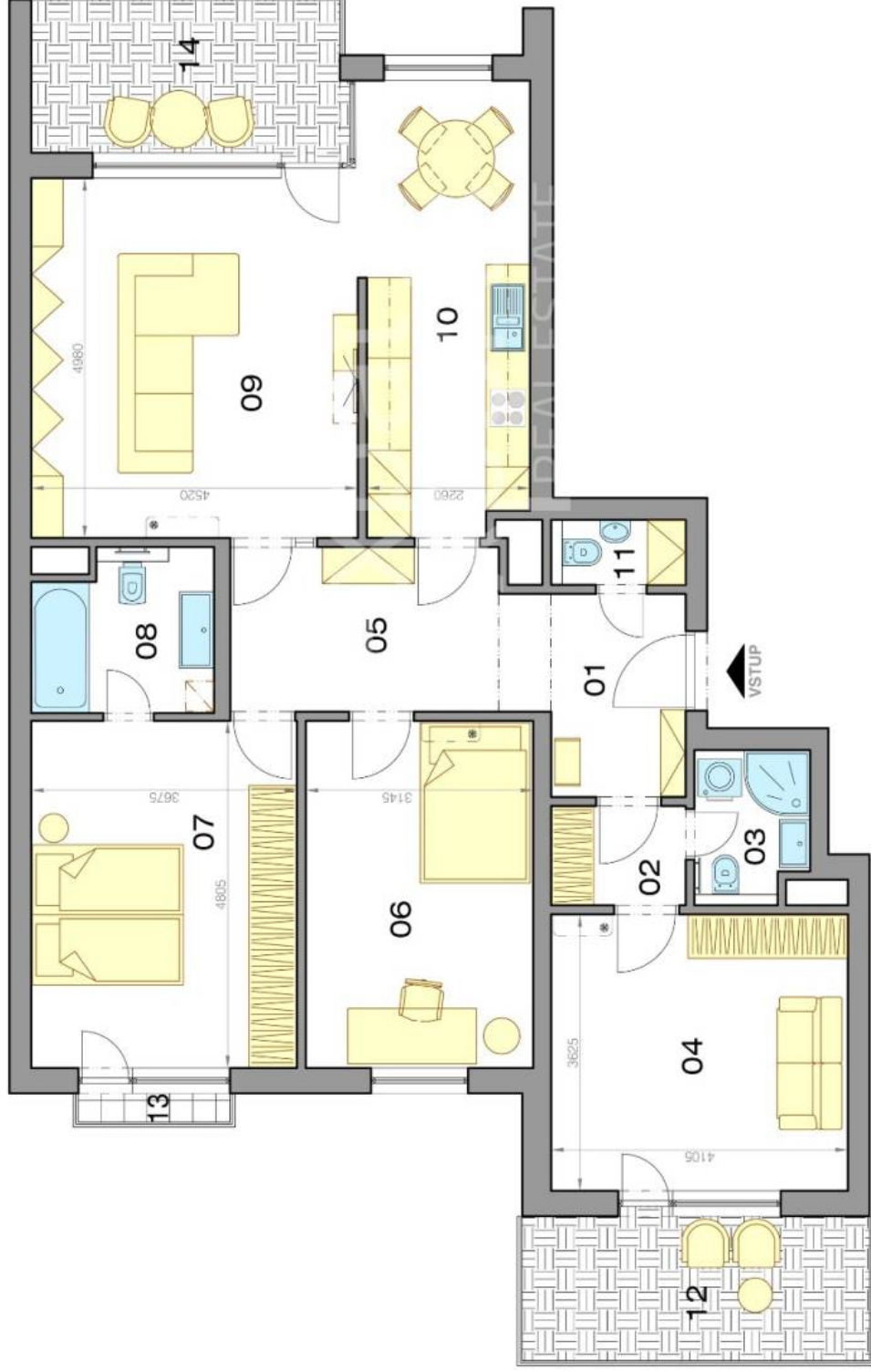


Link to property



Video

**4-izbový rodinný dom**  
**3-bedroom family house**  
**BORIA**  
**Drieňová | Bratislava II**



**LEGENDA MIESTNOSTÍ / ROOMS LEGEND**

01	CHODBA / HALL	5,80 m²
02	CHODBA / HALL	2,80 m²
03	KÚPEĽNA / BATHROOM	3,30 m²
04	IZBA / ROOM	14,90 m²
05	CHODBA / HALL	9,90 m²
06	IZBA / ROOM	15,10 m²
07	IZBA / ROOM	17,70 m²
08	KÚPEĽNA / BATHROOM	5,50 m²
09	OBYVACIA IZBA / LIVING ROOM	22,10 m²
10	KUCHYŇA / KITCHEN	14,60 m²
11	TOALETA / TOILET	1,60 m²

**ÚŽITKOVÁ PLOCHA / AREA** **113,30 m²**

12	BALKÓN / BALCONY	9,50 m²
13	BALKÓN / BALCONY	1,00 m²
14	LODŽIA / LOGGIA	9,50 m²

**PRÍSLUŠENSTVO / AMENITIES** **20,00 m²**



**CELKOVÁ PLOCHA / TOTAL** **133,30 m²**

Výmery majú iba informatívny charakter  
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