



## BOSEN | 1-room apartment with kitchen and balcony in a new construction building, Ovocné sady, Ružinov, 34 m<sup>2</sup>



### Active

County:	Bratislavský kraj
District:	Bratislava II
City/Town:	Bratislava-Ružinov
Street:	Ivanská cesta
Category:	Apartments
Apartment type:	Studio
Type:	Sale
Usable area:	

### DETAILED INFORMATION

Status:	active	Total area:	35 m <sup>2</sup>
Ownership:	corporate	Balcony area:	2.8 m <sup>2</sup>
Usable area:	35 m <sup>2</sup>	Number of balconies:	1
Built-up area:	35 m <sup>2</sup>	Cellar area:	2 m <sup>2</sup>
Type:	new Building	Cellar count:	1
Number of rooms:	1	Orientation:	west
Energy performance certification:	A	Utilities:	yes
Building type:	mixed	Water:	yes
Equipment type:	Partially furnished	Electric:	yes
Balcony:	yes	Sewage:	yes
Cellar:	yes	Central:	yes
Lift:	yes	Phone:	yes
Year of building approval:	2023	Internet:	yes
Position:	higher floor	Cable TV:	yes
Floor:	5		

### PROPERTY DESCRIPTION

**Bosen Group** offers for sale a standard 1-room apartment with a kitchenette with a balcony, a beautiful view of the orchards, a cellar in the brand new project Ovocné Sady, Ružinov, Ivanská cesta.

**3D Tour:** <https://my.matterport.com/show/?m=r7BNbiAdZ8S>

**APARTMENT:** The apartment has an area of 34 m<sup>2</sup>, of which the balcony is 2.8 m<sup>2</sup> and the cellar is 2 m<sup>2</sup>. Located on the 5th of 6 floors with a lift, it faces west in Block B.

**EQUIPMENT:** The apartment is sold in STANDARD with a kitchen unit, plastic windows with insulating triple glazing, recuperation, preparation for air conditioning, laminate parquets, ceramic tiles and tiling, smooth interior doors, ADLO fire safety doors. Each apartment building has its own gas boiler room.

**DISPOSITION:** Entrance hall with space for a wardrobe, bathroom with toilet, room with kitchen with access to the balcony

**PARKING:** Outdoor parking included in the price.

**LOCATION:** The Ovocné sady project presents residents with modern housing in a newly built neighborhood. High-quality and practical apartments, functional architecture and public spaces for sports and relaxation offer residents of apartment buildings many opportunities to spend their free time. Part of the new neighborhood is a large park with a children's playground, an exercise ground, a community grill and a public kindergarten. The planned public transport stop is right next to the apartment building. Transport accessibility to the city center through a direct connection to the highway bypass in both directions. Avion Shopping park, Pharos and IKEA are nearby. Jump Arena, K2 climbing wall, Aircraft in the neighborhood create space for fitness and wellness. The Golden Sands swimming area is also nearby.

**PRICE: 143.000 EUR**

**Real estate broker: Mgr.art. Nora Žalúdeková**

The **BOSEN real estate office** is a member of the Real Estate Union of the Slovak Republic and is governed by its Real Estate Regulations. The stated price is final, it includes the commission of the real estate agency, legal services provided by the law firm, payment of the basic administrative fee at the cadastre, advice on the transfer of real estate and a free offer of financing through a mortgage.





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