



## Apartment One-bedroom (2+1)

€ 317 160 | CZK 8 020 976

62.9 m<sup>2</sup>, Bratislava II, Ružinov, Prístavná



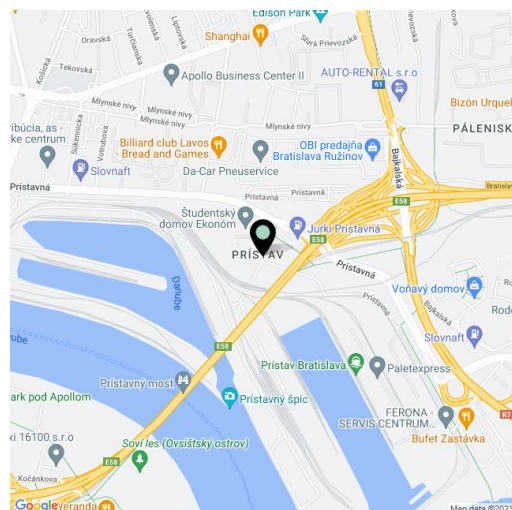


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Total area	76 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	25 000 - 25 000 EUR
Garage	Yes
Cellar	Yes
PENB	A
Reference number	101080



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This sunny one-bedroom apartment in the newly emerging Bratislava downtown is located in a residential project only a stone's throw away from the Eurovea shopping center. The growing popularity of this expanding area is inspiring further development and we are exclusively offering this one-bedroom apartment in this location.

The apartment's layout consists of a spacious entrance hall with space for built-in wardrobes, a separate toilet, a bathroom with a bathtub, a bedroom, and a living room connected to the kitchen and dining area. The bedroom and living room have access to a southeast-facing balcony, where new owners will enjoy watching sunrises in the mornings. The apartment comes with a cellar and a generous garage parking space in the basement for an additional fee.

Facilities include triple-glazed aluminum windows, air-conditioning, ceiling cooling, exterior aluminum electric blinds, laminate floors, gres tiles on the balcony, underfloor heating, complete wiring including Internet and TV connection, bathroom sanitary ware, fire safety doors, and interior doors. The interior concept is based on openness and is a good basis for the myriad design solutions that new owners can add.

The building's common areas will be fitted with tiled flooring, carpets, a reception, and CCTV. The project will also include a kindergarten, fitness center, and restaurant.

The new location offers all kinds of services, including sports activities or walks by the Danube River. The OC Eurovea and Nivy shopping centers offer a number of quality cafes, bistros, restaurants, and more. Another added value is its walkability to the historic center. Public transport stops as well as a direct connection to the D1 highway are in the immediate vicinity.

Svoboda & Williams has been exclusively entrusted with the sale of three one-bedroom and two studio units. All one-bedroom and studio units in the project are sold out and only apartments are available for sale.

Price of the apartment with a cellar EUR 317,160 incl. VAT

Price for garage parking space EUR 25,000 incl. VAT