



## Apartment Two-bedroom (3+kk)

Ask for price

85.9 m<sup>2</sup>, Bratislava III, Bratislava, Vajnorská





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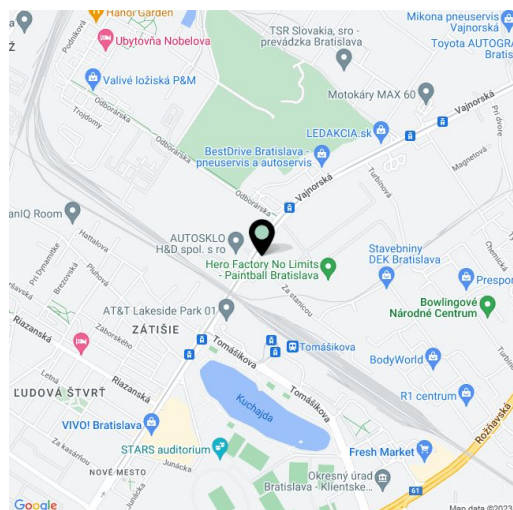
|                  |                                    |
|------------------|------------------------------------|
| Total area       | 132 m <sup>2</sup>                 |
| Floor area*      | 86 m <sup>2</sup>                  |
| Balcony          | 4 m <sup>2</sup>                   |
| Terrace          | 43 m <sup>2</sup>                  |
| Parking          | parking option in the private yard |
| Cellar           | -                                  |
| PENB             | G                                  |
| Reference number | 103372                             |

**This modern two-bedroom duplex with a terrace offering unique views of Lake Kuchajda boasts a desirable location in New Town.**

The layout of the apartment consists of an entrance hall with a **walk-in wardrobe**, a living room with access to the **balcony**, a kitchen, a second room also with access to the balcony attached by the current **open layout** to the dining room with built-in wardrobes and a study, and a bathroom with a walk-in shower and toilet. Upstairs, there is an **air-conditioned bedroom** with an open bathroom with a **solitary bath** and a separate toilet. The bedroom has access to a **spacious roof terrace** with seating and **panoramic views of Koliba and Lake Kuchajda**.

The apartment has been redesigned by an **architectural studio** down to the very last detail. Facilities include wooden parquet floors, underfloor heating, Sherlock fire safety doors, an alarm system, a **video doorman**, a Viessman gas boiler, large gres tiles, exterior electric aluminum blinds, Tres faucets, and Duravit sanitary ware.

The location of the building itself is excellent, with a full spectrum of services available directly across the street in the **Vivo shopping center (OC Polus)**. Leisure activities can be enjoyed in the nearby **swimming pool**, the **wellness area in Pasienki**, and by **Lake Kuchajda**. The proximity of public transport stops is also an advantage, including a tram line linked directly to the historic city center. **Parking spaces** are available in a **private courtyard**.



\* 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.