



## Apartment Three-bedroom (4+kk)

€ 389 000 | CZK 9 771 680

93.13 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica, Ota Holúška





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Total area	101 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	105082

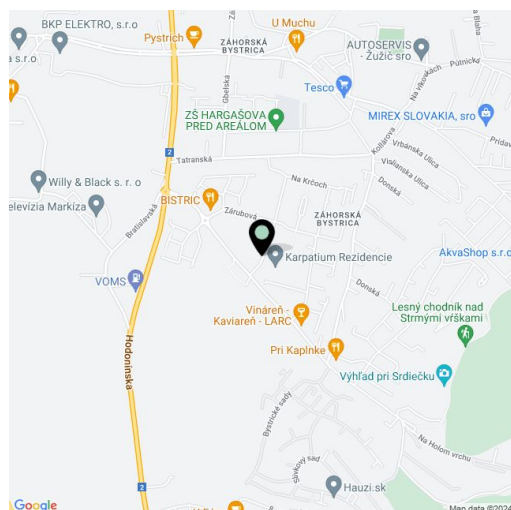
This southeast-facing fully furnished, bright 3-bedroom apartment, with a balcony, parking, and views of the Lesser Carpathians, is on the 4th floor of the Karpatium Residence located in Záhorská Bystrica, providing a peaceful, quiet environment as well as full civic amenities.

The layout of the apartment consists of an entrance hall with **custom-made** storage spaces, a living room with a kitchen and dining area with access to the **balcony**, a bedroom with a **wardrobe**, two additional rooms, a bathroom with a bathtub, shower, and toilet, and another separate toilet.

Facilities include **aluminum windows** with insulating triple glazing, **exterior electric aluminum blinds**, **wooden parquet floors**, **underfloor heating** or **fan coil cooling**. The kitchen is equipped with a bar area with a **wine fridge**, **two built-in refrigerators** with a freezer, a **dishwasher**, a **hob**, a **microwave oven**, and an oven.

The project has an impressive architecture and **high-standard building materials**, but also beautiful green inner courtyard, which includes a **children's playground** and a **workout zone**. Cafes, restaurants, shops, groceries, as well as an elementary school or kindergarten are in the immediate vicinity. The landscape of the **Lesser Carpathians** is within walking distance and offers opportunities for hiking or cycling.

The apartment also includes a **cellar** with an area of 2.6 m<sup>2</sup> and **2 large garage spaces** for an additional fee.



\* 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.

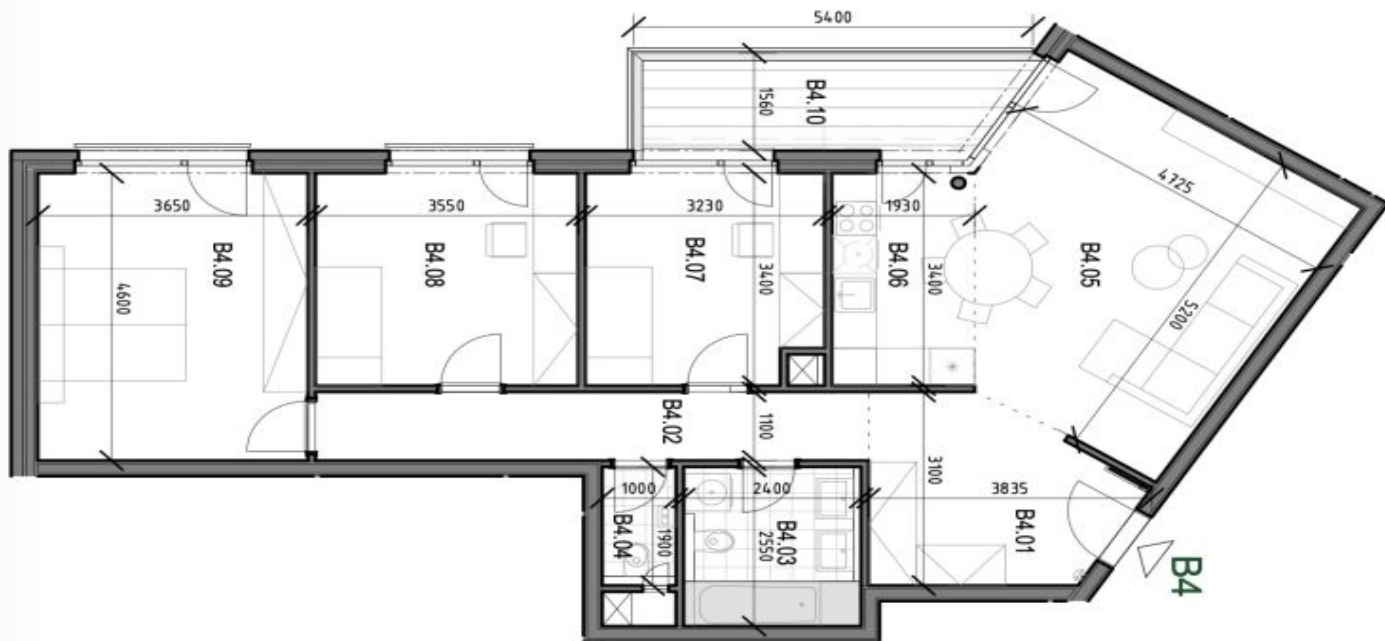


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UVEDENÉ ROZMERY SÚ PREDBEŽNÉ A NEMUSIA SA ZHODOVAŤ S REALIZÁCIOU. RIEŠENIE ZARIADENIA JE ILLUSTRÁCNE.



## BYT – C5.B4

B4.01	CHODBA	9,33
B4.02	CHODBA	8,22
B4.03	KÚPEĽNĽA + WC	5,77
B4.04	WC	1,75
B4.05	OBÝVAJACIA IZBA + JEDÁĽEŇ	22,04
B4.06	KUCHYŇA	6,53
B4.07	IZBA	10,63
B4.08	IZBA	12,07
B4.09	IZBA	16,79
		93,13

B4.10	BALKÓN	7,66
	CELKOM	100,79

### 4.NP



### C5

