



Apartment Two-bedroom (3+kk)

€ 419 990 | CZK 10 585 848

68.43 m², Bratislava I, Old Town, Bottova





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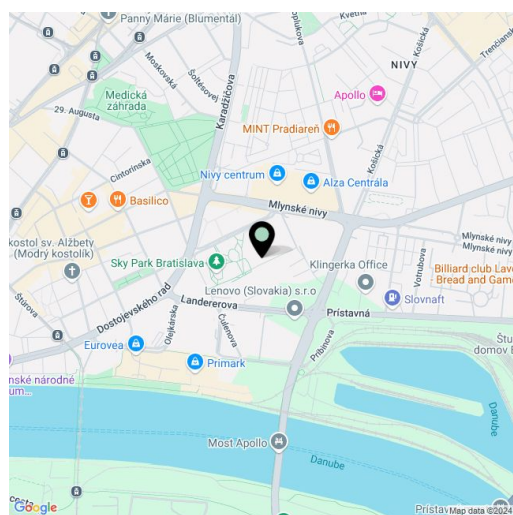
| | |
|------------------|-------------------|
| Total area | 74 m ² |
| Floor area* | 68 m ² |
| Balcony | 5 m ² |
| Parking | 36 000 EUR |
| Cellar | - |
| PENB | A |
| Reference number | 106032 |

The superior 3-bedroom apartment is located on the 7th floor in a renowned project with unique architecture. The residence is located in a new attractive district in downtown Bratislava. Metropolis's biggest benefits are its proximity to the city center, excellent amenities, good connections to the transport routes in the area, and superior amenities. Completion date is planned for 3Q 2024.

The apartment's layout consists of an entrance hall with a separate toilet, a bathroom with a bath, two bedrooms, and a living room with a kitchen. It also has **two balconies**.

Standard equipment includes quality **aluminum windows** with triple glazing, **wooden parquet** Floor Experts, exterior aluminum blinds (electrically operated), central low-cost heating and cooling in the ceilings REHAU, recuperation WOLF, security entrance doors, interior doors with hidden hinges, German sanitary ware Duravit and Hansgrohe, or Italian tiles Italgraniti and Florim-Cerim. The apartment will be finished in standard. There is an elevator in the house. The apartment comes with 1 indoor garage space. The estimated monthly running costs are EUR 120.

Bratislava's downtown is a new modern neighborhood and an ideal living place. The area has parks, the **Danube embankment**, and countless opportunities for cultural or leisure activities. Right on the ground floor of the Metropolis complex, a world-class commercial zone and retail pier will be created with a diverse range of goods, services, cafes, and restaurants open to the street. In the vicinity, you will find a full range of services and commercial establishments in OC EUROVEA, just a 5-minute walk from the apartment.



* 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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3+KK / 73,69 m² / 7.NP

| | | |
|----|---------------|---------------------|
| 01 | Vstupná hala | 10,39m ² |
| 02 | Obývacia izba | 16,38m ² |
| 03 | Izba | 10,55m ² |
| 04 | Izba | 15,36m ² |
| 05 | Kuchyňa | 9,20m ² |
| 06 | wc | 1,96m ² |
| 07 | Kúpeľňa | 4,59m ² |

Podlahová plocha bytu 68,43m²

| | | |
|----|--------|--------------------|
| 08 | Balkón | 2,63m ² |
| 09 | Balkón | 2,63m ² |



Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma pôdorysu predstavuje vzorové dispozičné riešenie bytu. Kuchynská linka a nábytok nie sú súčasťou dodávky bytu. Špecifikácie pre konštrukcie, povrchové úpravy a rozsah vybavenia je predmetom prílohy "Štandard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.