



Apartment Three-bedroom (4+kk)

Ask for price

115.16 m², Bratislava III, Nové Mesto, Na varte





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Total area	133 m ²
Floor area*	115 m ²
Terrace	10 m ²
Parking	25 750 - 25 750 EUR
Garage	Yes
Cellar	8 m ²
PENB	A
Reference number	106164

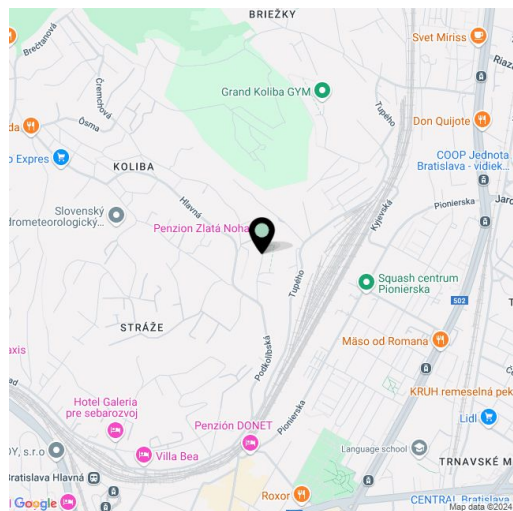
The airy 3 bedroom apartment with a view of the city and parking in the garage is located in an older new building from 2011 in Koliba, Bratislava. The location is popular mainly due to its proximity to the nature of the Small Carpathians and at the same time quick access to the city center.

The layout of the apartment consists of a spacious living room connected to the kitchen, 3 bedrooms, a bathroom with a bathtub, shower and toilet and another separate toilet. Access to the terrace with a beautiful view is possible from the living room and one of the bedrooms. The apartment is located on the second floor, which is shared with only one neighbor. There is an elevator in the house.

The standard of the apartment includes large-format aluminum windows with exterior electronically controlled blinds, oak parquet floors, heat recovery, ceiling heating and cooling controlled by the smart TapHome system, DANKÜCHEN brand kitchen with Siemens Studio Line appliances and Technistone worktops, built-in wardrobes in the entrance hall and bedroom, Ideal Standard bathroom, video doorman, or security magnetic security of an apartment building.

The location of Bratislava's Koliba is sought after mainly due to the well-built infrastructure and countless opportunities for leisure activities. Families with children will especially appreciate the proximity of the forests of the Lesser Carpathians, the Kamzík observation tower, the cable car, and the newly built sports facilities in the area. There is also a public transport stop and the private English kindergarten Funiversity Cambridge within walking distance. The center and necessary civic amenities within a few minutes by car.

It is possible to purchase 2 parking spaces in the garage for the apartment, each for EUR 25,750. Cellar dungeon included in the price of the apartment.



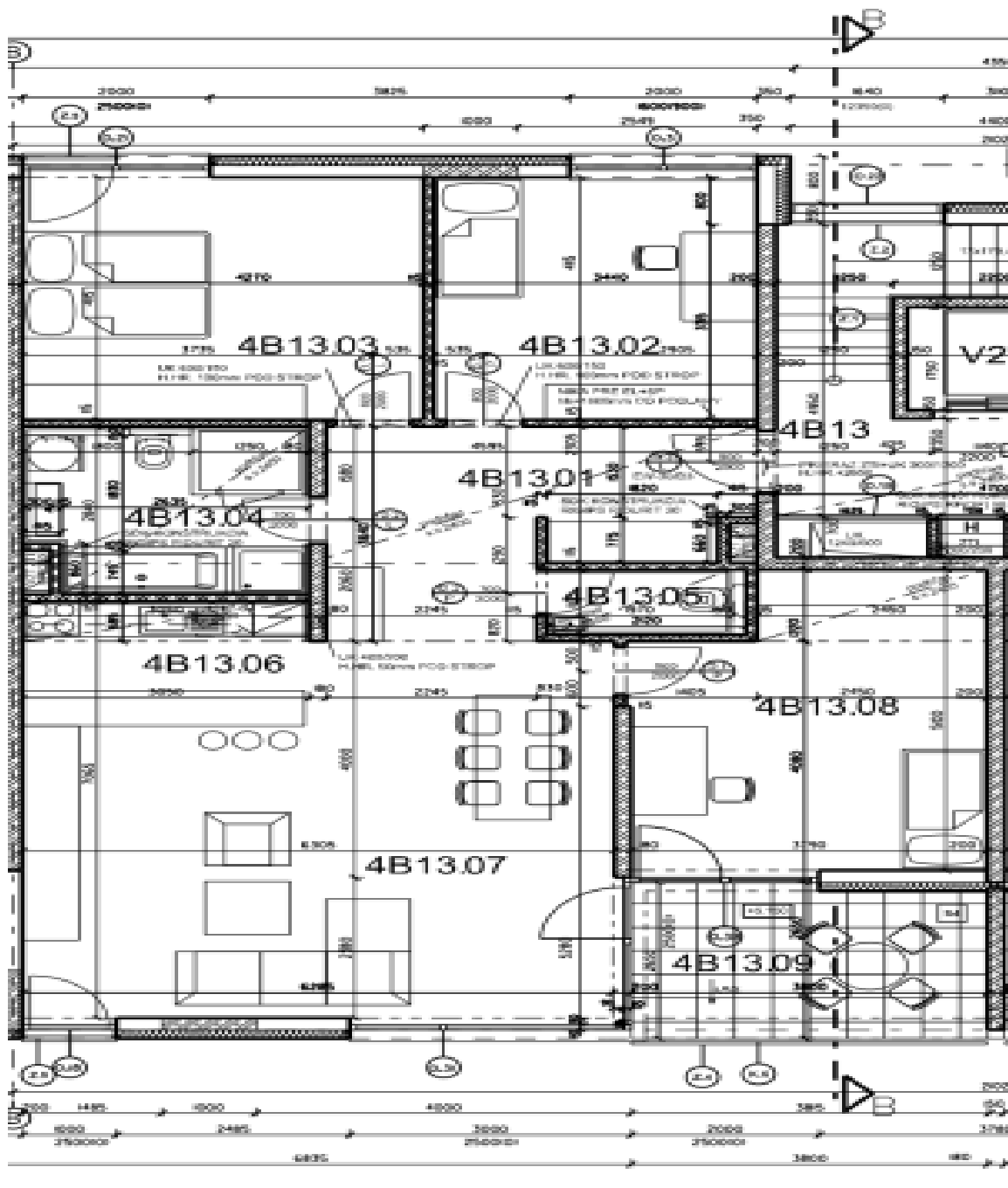
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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L E G E N D A

ČÍSLO	POUŽITIE	POVRCH	POVLASIE	STROP	STROP	POVLASIE
4B13.01	VEREJNÉ	18.94	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.02	OBIA	16.70	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.03	OBIA	17.88	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.04	KUCHEŇ	8.04	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.05	WC	2.88	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.06	SPALŇOVNÁ	11.11	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.07	OBÝVAKOVNÁ	31.07	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.08	OBIA	10.57	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ
4B13.09	TERASA	6.81	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ	ČERNÝ POKRYTÝ