



## Apartment Two-bedroom (3+kk)

Ask for price

110.5 m<sup>2</sup>, Bratislava II, Ružinov, Pribinova





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Total area	143 m <sup>2</sup>
Floor area*	111 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	107898

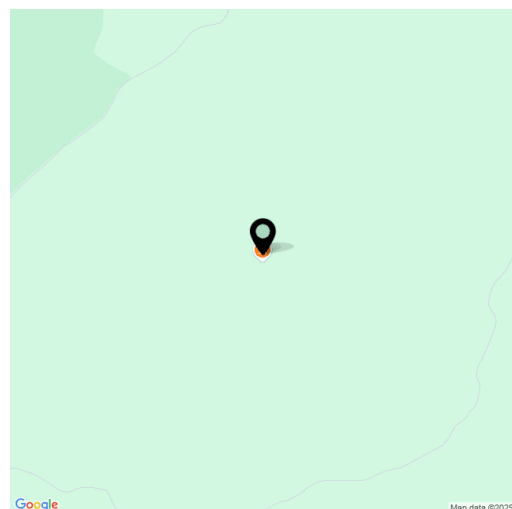
This elegant two-bedroom apartment is located on the 3rd floor of the Riverside project, which offers exclusive living on the banks of the Danube River. Its combination of timeless architecture, magnificent views, and direct access to the Eurovea shopping center creates a harmony of urban comfort and luxury. The exclusivity of living is also enhanced by the limited number of apartments per floor, which guarantees maximum privacy.

Its spacious living room is connected to the kitchen and dining area overlooking the river. The **south-facing loggia** with exterior lighting and an electrical connection is an ideal place to relax. The master bedroom and children's room or study are situated on the north side with direct access to the **26.5 m<sup>2</sup> terrace** facing the courtyard. The bathroom is equipped with a bathtub, sink, and toilet, while the apartment also has a separate toilet with a sink. Practical benefits include a large and practical storage room.

The high-standard facilities are underscored by quality **wooden floors**, gres tiles in the bathrooms, and flushless interior doors with hidden hinges. Triple-glazed aluminum windows provide not only a modern look, but also excellent thermal and acoustic insulation. The apartment is ready for the installation of smart home technologies and has individual heating control as well as integrated **air-conditioning**.

The location in the heart of Bratislava's downtown offers everything modern city life requires. In the immediate vicinity, there are shops, cafes, restaurants, and premium boutiques, as well as educational, medical, and sports facilities. In addition, the direct connection to Eurovea gives residents immediate access to services and leisure time opportunities.

It is possible to buy a parking space in the monitored underground garage.



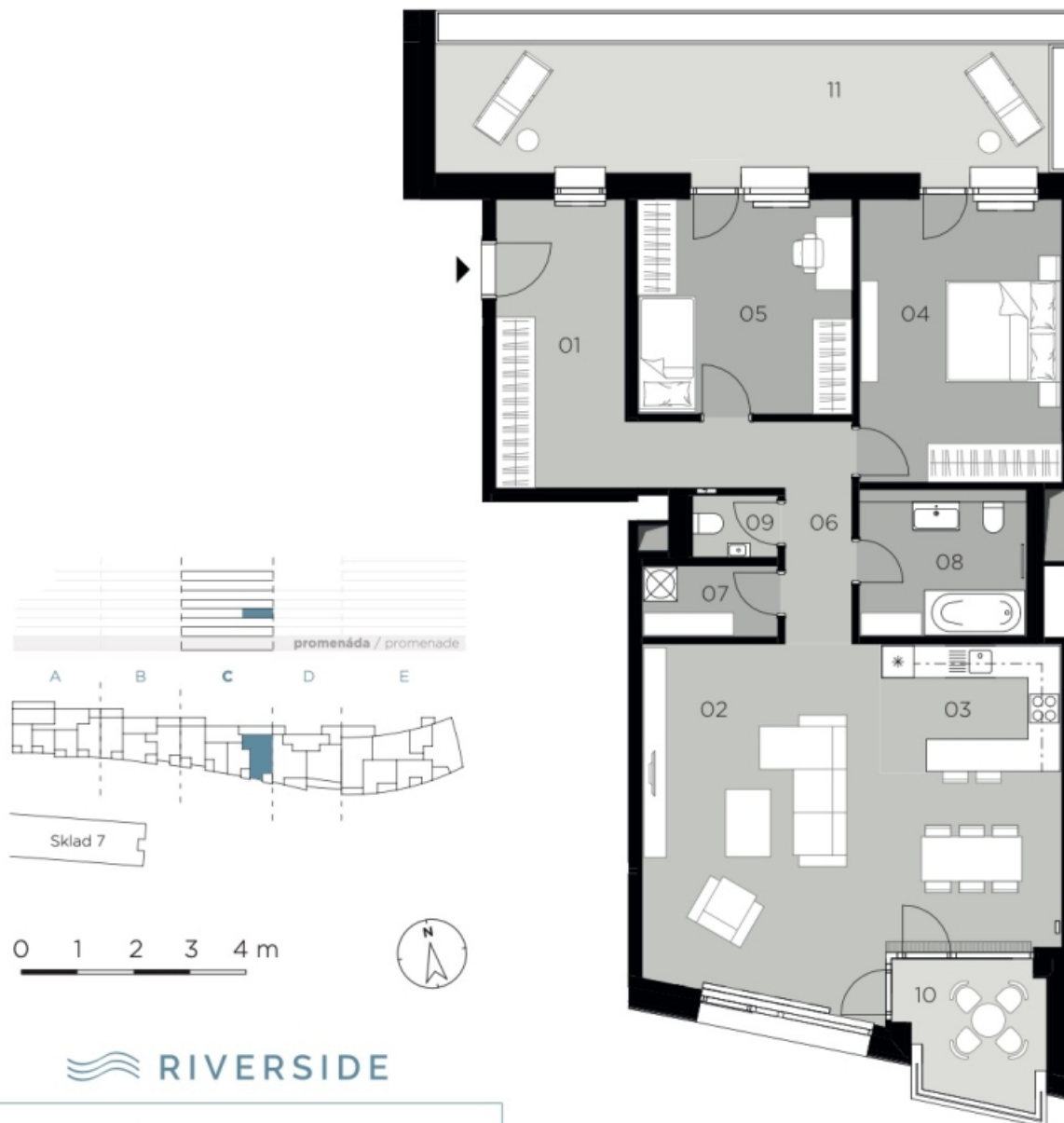
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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01	<b>PREDSEŇ</b> / HALL	11,9 m <sup>2</sup>
02	<b>OBÝVACIA IZBA</b> / LIVING ROOM	37,5 m <sup>2</sup>
03	<b>KUCHYŇA</b> / KITCHEN	7,5 m <sup>2</sup>
04	<b>IZBA</b> / ROOM	18,2 m <sup>2</sup>
05	<b>IZBA</b> / ROOM	14,6 m <sup>2</sup>
06	<b>CHODBA</b> / CORRIDOR	8,2 m <sup>2</sup>
07	<b>SKLAD</b> / STORAGE	3,1 m <sup>2</sup>
08	<b>KÚPEĽŇA S WC</b> / BATHROOM + WC	7,8 m <sup>2</sup>
09	<b>WC</b> / WC	1,7 m <sup>2</sup>
10	<b>LOGGIA</b> / LOGGIA	6,2 m <sup>2</sup>
11	<b>TERASA</b> / TERRACE	26,5 m <sup>2</sup>