



## Apartment Two-bedroom (3+kk)

€ 447 800 | CZK 11 233 063

78.6 m<sup>2</sup>, Bratislava II, Ružinov





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Total area	119 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Loggia	36 m <sup>2</sup>
Parking	Garage parking space price EUR 32,000 with VAT
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	A
Reference number	108008

\* 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.

### Spacious and bright two-bedroom unit in a newly emerging Bratislava downtown development located in a project just a stone's throw from the OC Eurovea mall.

The layout of the apartment consists of an entrance hall with a wardrobe, a separate toilet, a separate bathroom, and a living room with a kitchen and dining area. The hall has access to two bedrooms and all three bedrooms have **access to a loggia** facing both east and north. The apartment has a prefabricated cellar and a spacious garage parking space in the basement of the building at an additional fee.

The studio's facilities include **aluminum triple glazing**, air-conditioning, ceiling cooling, **underfloor heating**, and fire safety doors. All residential and interior partitions are brick. The clear height is about **2.7 m**. Common areas will be equipped with tiles, carpets, a reception, and CCTV. In the future, the project will add a children's nursery, **fitness & spa center**, and restaurants.

This new vibrant location offers all kinds of services including sports activities or walks by the **Danube River**. The OC Eurovea and Nivy shopping mall have standout amenities, with a number of quality cafes, bistros, and restaurants. Another added value is the walkability to the historic center. In the immediate vicinity we can find public transport stops as well as a direct connection to the D1 highway.

Price of the studio with a cellar EUR 447,800 with VAT  
Price for the garage parking space EUR 32,000 with VAT



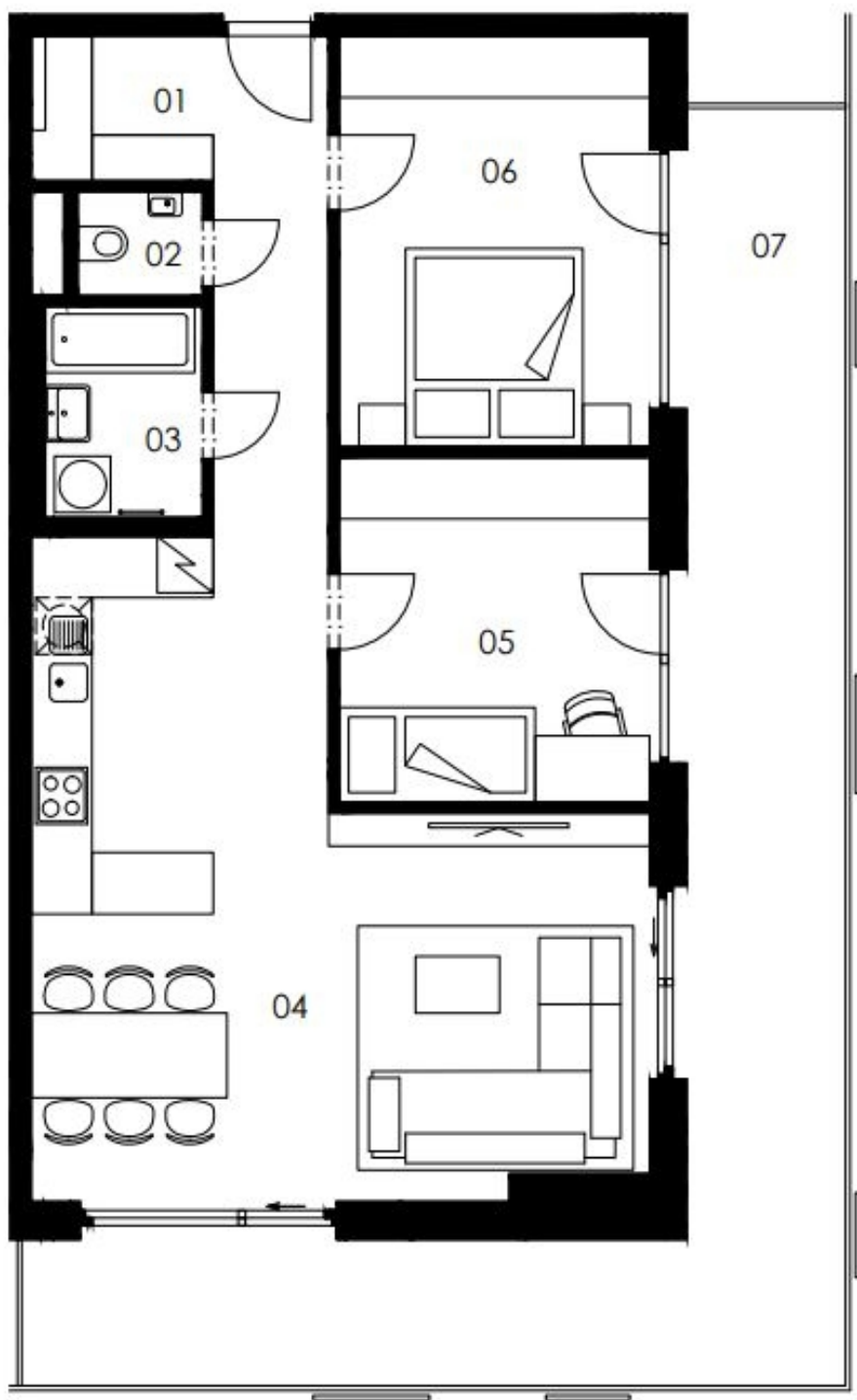
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Sever





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Sever

01. Vstupná hala	9,50 m <sup>2</sup>
02. WC	1,50 m <sup>2</sup>
03. Kúpeľňa	3,80 m <sup>2</sup>
04. Obývacia izba + kuchynský kút	36,60 m <sup>2</sup>
05. Izba	12,40 m <sup>2</sup>
06. Izba	14,80 m <sup>2</sup>
07. Balkón	35,70 m <sup>2</sup>
<b>Plocha interiéru</b>	<b>78,60 m<sup>2</sup></b>

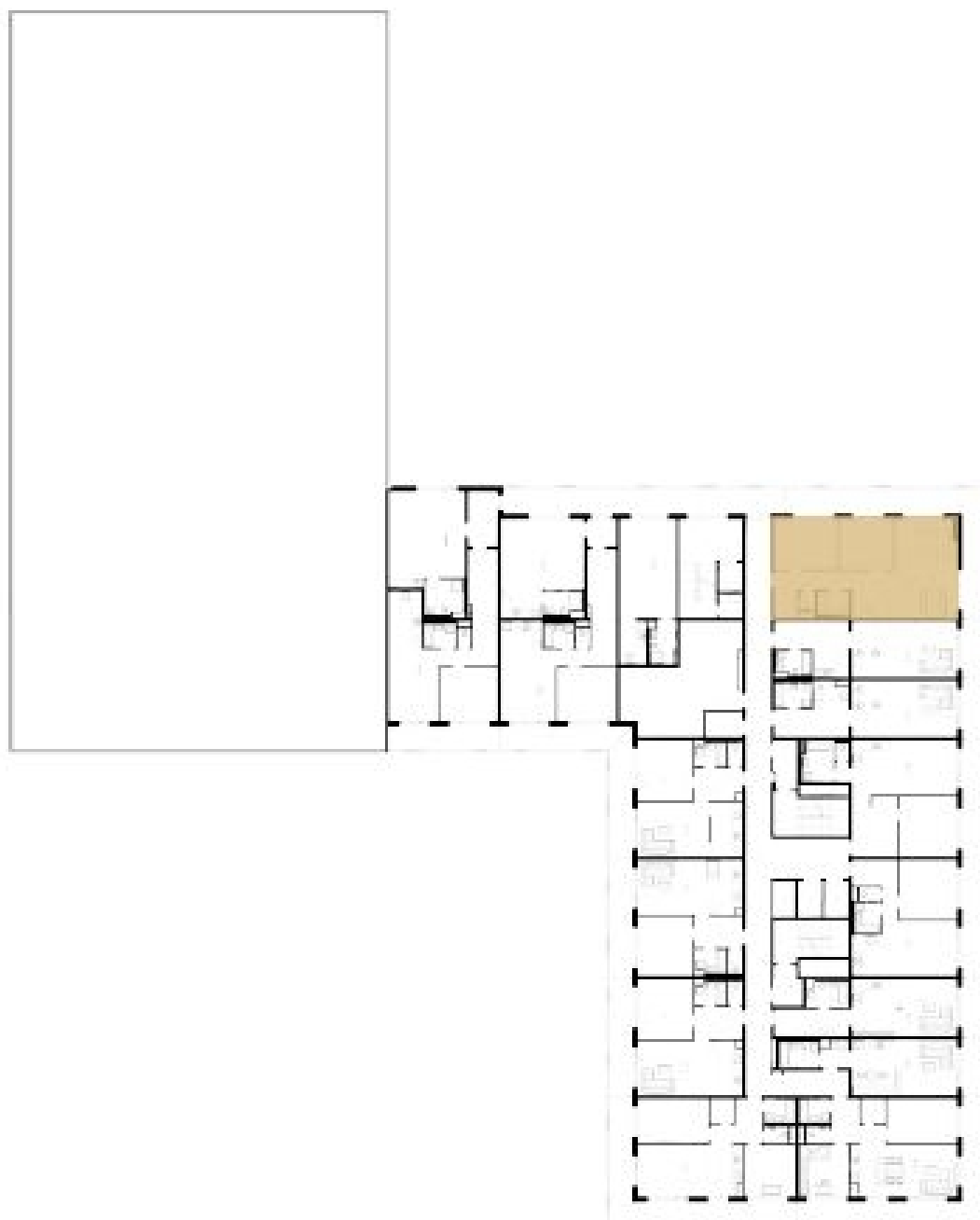


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# UMIESTNENIE BYTU NA PODLAŽÍ

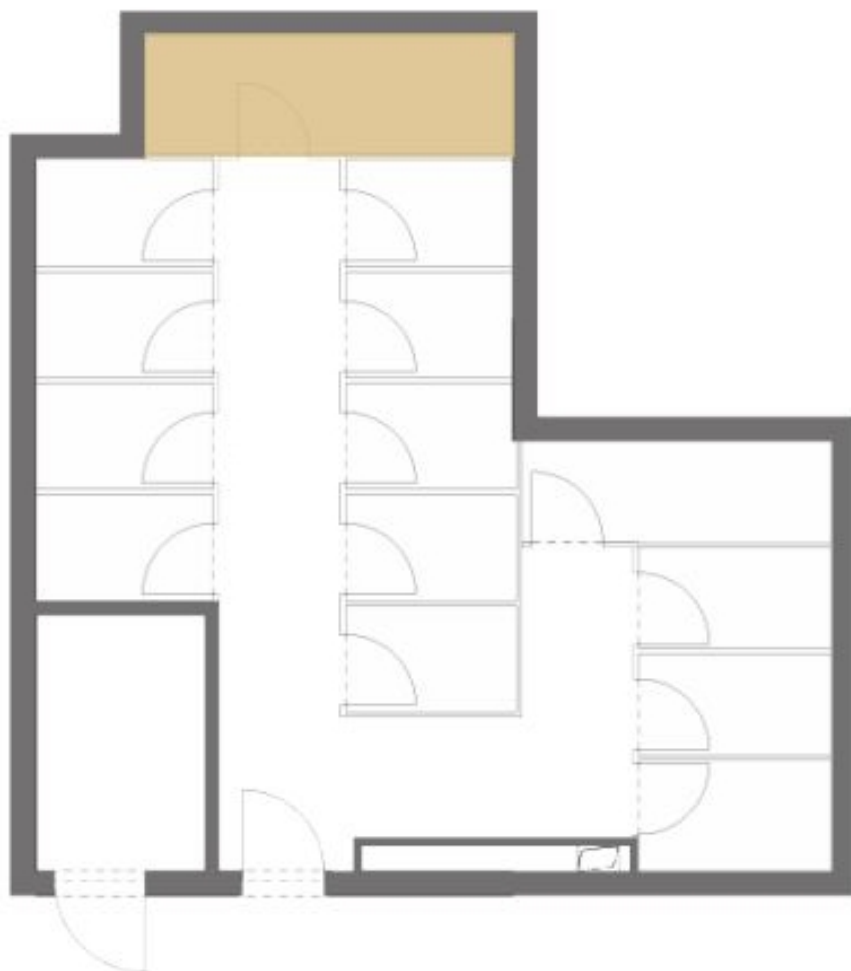




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PIVNICA PRISLÚCHAJÚCA K BYTU

Plocha : 4,30 m<sup>2</sup>

