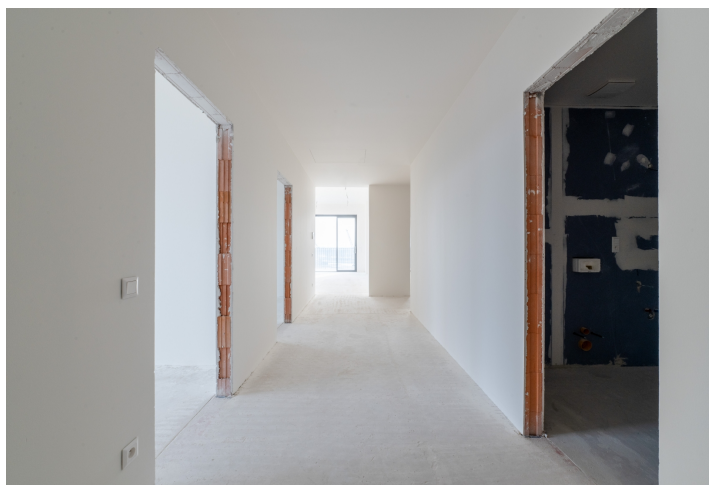




## Apartment Three-bedroom (4+kk)

€ 859 900 | CZK 21 570 592

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





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Total area	195 m <sup>2</sup>
Floor area*	146 m <sup>2</sup>
Loggia	43 m <sup>2</sup>
Parking	Garage parking space price EUR 32,000 with VAT
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	A
Reference number	108029

\* 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 three-bedroom unit located on the 9th floor of a project just a stone's throw from the Eurovea shopping mall in Bratislava's emerging downtown. The unit has a generous loggia and is sold in a shell & core state.**

The layout of the unit consists of an entrance hall, a separate toilet, a bathroom, a generous bedroom with an en-suite bathroom, a **46 m<sup>2</sup>** living room connected to the kitchen and dining area, and two bedrooms. All four rooms have **access to a terrace** with a SE, SW, and SW orientation, where new owners can enjoy morning sunrises. The apartment comes with 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 **3.25 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 859,900 with VAT  
Price for the garage parking space EUR 32,000 with VAT



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Sever

01. Vstupná hala	12,50 m <sup>2</sup>
02. Kúpeľňa	3,60 m <sup>2</sup>
03. Izba	18,40 m <sup>2</sup>
04. Obývacia izba + Kuchynský kút	46,30 m <sup>2</sup>
05. Izba	18,90 m <sup>2</sup>
06. Izba	18,40 m <sup>2</sup>
07. Chodba	13,00 m <sup>2</sup>
08. Šatník	4,40 m <sup>2</sup>
09. Kúpeľňa	5,80 m <sup>2</sup>
10. WC	2,30 m <sup>2</sup>
11. Šatník	2,70 m <sup>2</sup>
<b>Plocha interiéru</b>	<b>146,30 m<sup>2</sup></b>
12. Balkón	43,40 m <sup>2</sup>



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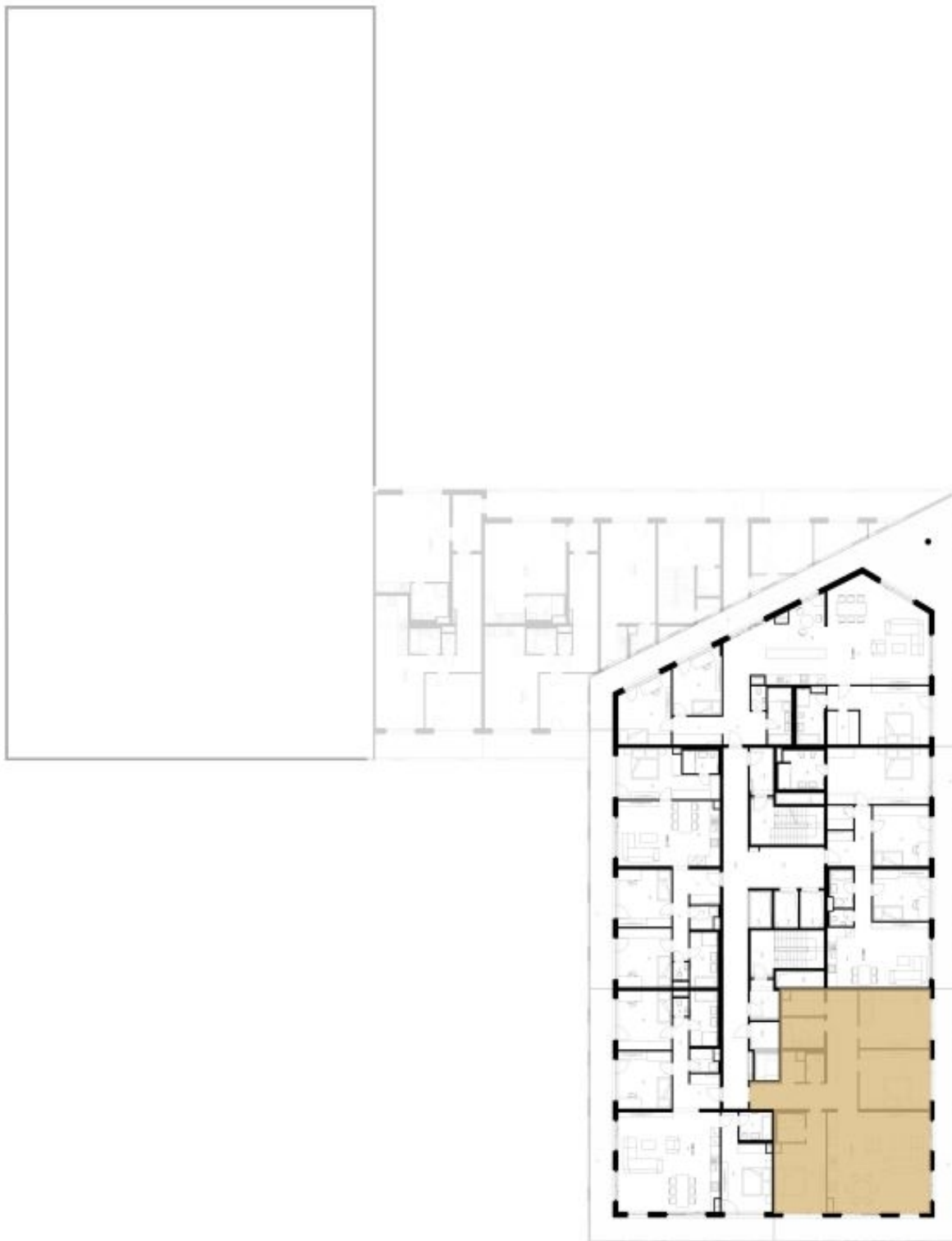
Sever



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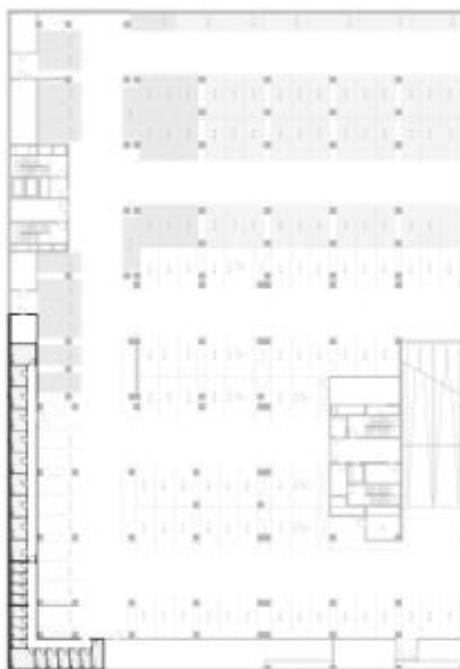
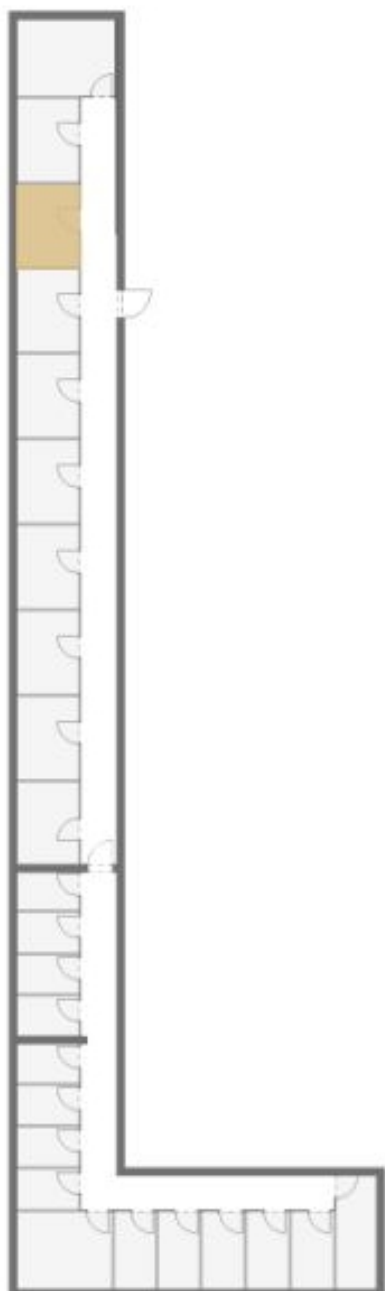




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€ 859 900 | CZK 21 570 592



### PIVNICA PRISLÚCHAJÚCA K BYTU

Pivnica sa nachádza  
na 1. podzemnom podlaží.

Plocha : 5,30 m<sup>2</sup>