



## Apartment Three-bedroom (4+kk)

€ 769 900 | CZK 19 312 942

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





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Total area	173 m <sup>2</sup>
Floor area*	122 m <sup>2</sup>
Loggia	46 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	108030

\* 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 in a shell & core state located on the 9th floor in Bratislava's emerging downtown in a project just a stone's throw from the Eurovea shopping mall and the Danube embankment.**

The layout of the studio consists of an entrance hall, a separate toilet, a bathroom, a generous bedroom with an en-suite bathroom, a 47 m<sup>2</sup> living room connected to the kitchen and dining area, and two children's bedrooms. All four rooms have **access to a terrace** with a S, SW, and NW orientation, where new owners can enjoy both daylight and the pleasant Bratislava panorama. The apartment has a prefabricated **cellar** and a spacious garage parking space in the basement of the building, which is at an additional cost.

The unit'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 769,900 with VAT  
Price for the garage parking space EUR 32,000 with VAT



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Sever

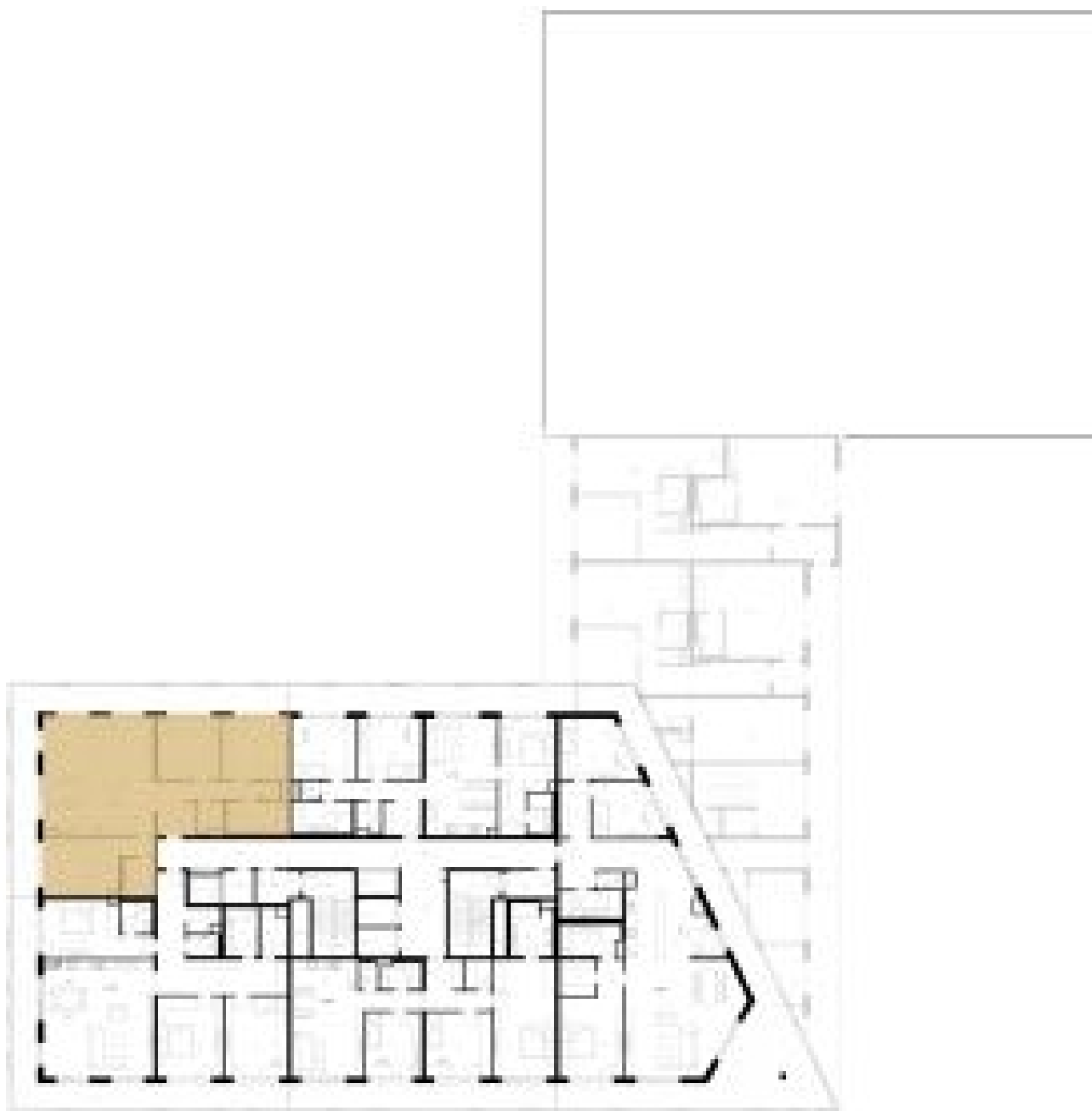
01. Vstupná hala	7,10 m <sup>2</sup>
02. Šatník	2,70 m <sup>2</sup>
03. Kúpeľňa	7,00 m <sup>2</sup>
04. WC	1,20 m <sup>2</sup>
05. Chodba	4,80 m <sup>2</sup>
06. Izba	14,80 m <sup>2</sup>
07. Izba	14,40 m <sup>2</sup>
08. Obývacia izba + Kuchynský kút	47,10 m <sup>2</sup>
09. Izba	18,30 m <sup>2</sup>
10. Kúpeľňa	4,20 m <sup>2</sup>
<b>Plocha interiéru</b>	<b>121,60 m<sup>2</sup></b>
11. Balkón	46,30 m <sup>2</sup>



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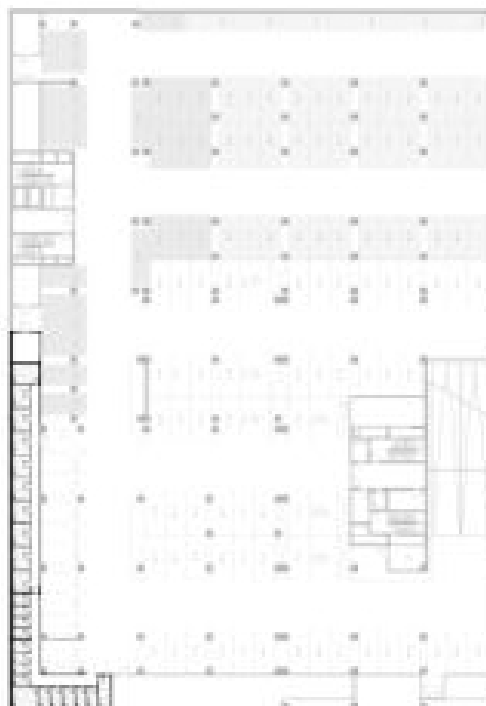
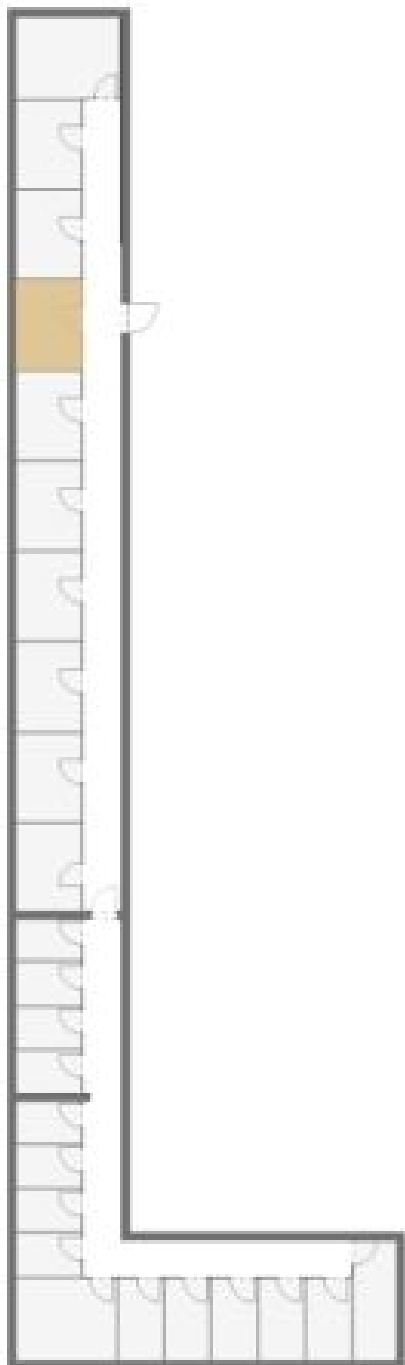




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### PIVNICA PRISLÚCHAJÚCA K BYTU

Pivnica sa nachádza  
na 1. podzemnom podlaží.

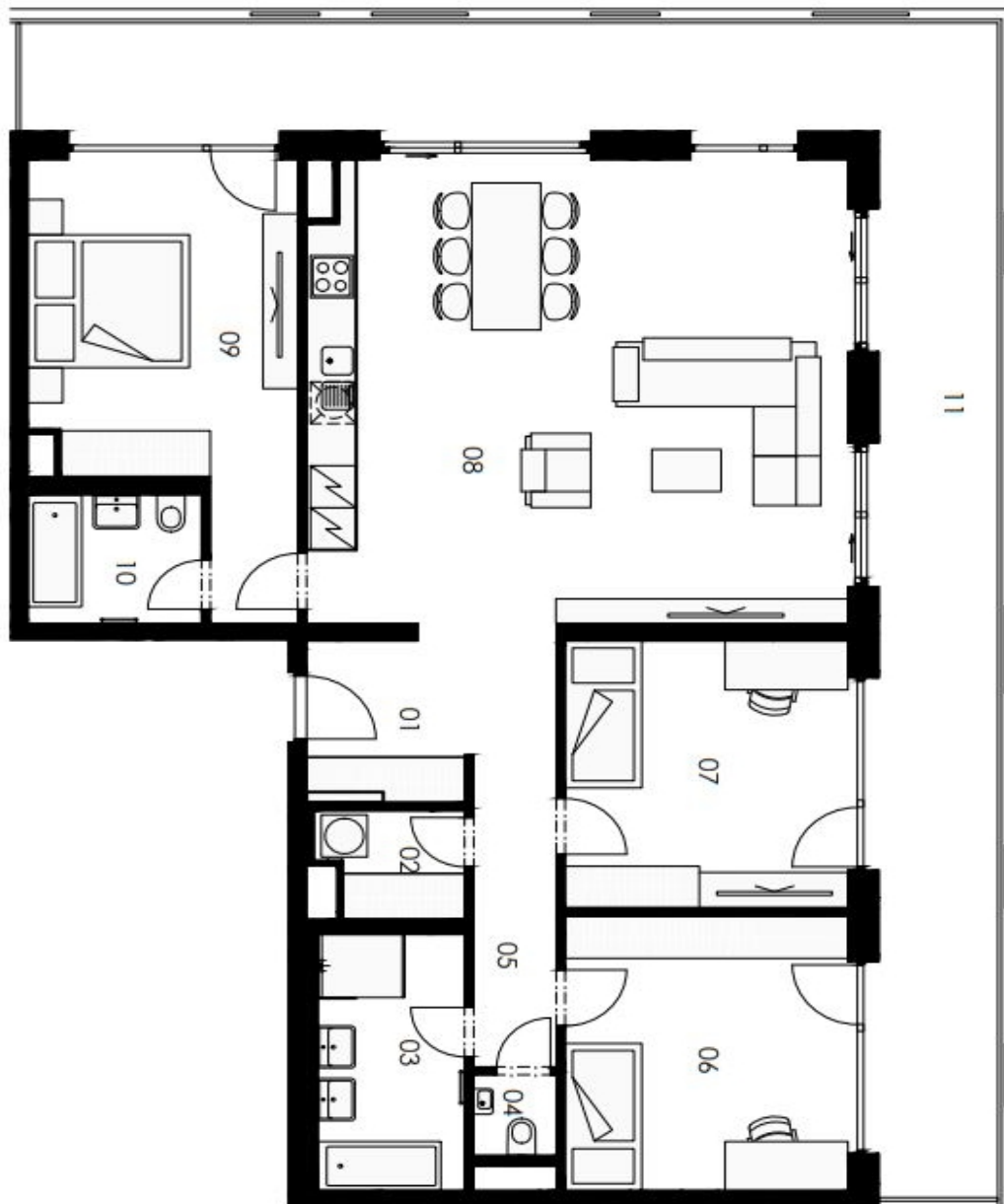
Plocha : 5,30 m<sup>2</sup>



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