



## Apartment Two-bedroom (3+kk)

€ 410 060 | CZK 10 286 355

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





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Total area	103 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Loggia	33 m <sup>2</sup>
Parking	Garage parking space price EUR 32,000 with VAT
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	A
Reference number	108032

\* 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.

**This spacious and bright two-bedroom apartment in Bratislava's newly emerging downtown is located in a project just a stone's throw from the OC Eurovea mall. It has a large loggia and is sold in a shell & core state.**

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

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 **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.

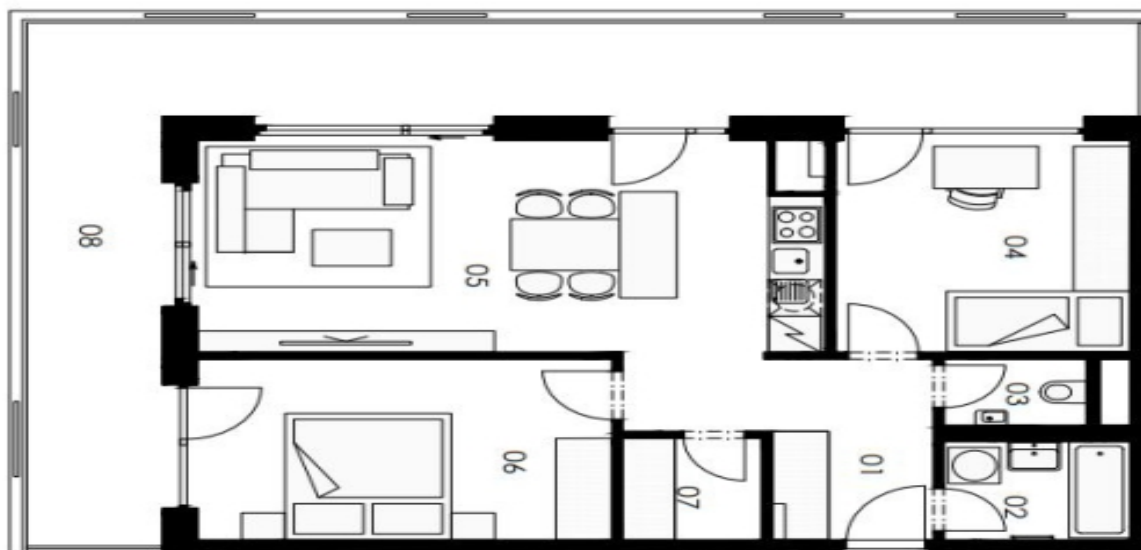
This new vibrant location offers all kinds of services including sports activities or walks by the Danube River. The OC Eurovea and Nivy shopping mall have standout amenities, with a number of quality cafes, bistros, and restaurants. Another added value is the walkability to the historic center. In the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



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Sever

01. Vstupná hala	7,80 m <sup>2</sup>
02. Kúpeľňa	3,50 m <sup>2</sup>
03. WC	1,80 m <sup>2</sup>
04. Izba	12,20 m <sup>2</sup>
05. Obývací izba + kuchynský kút	25,20 m <sup>2</sup>
06. Izba	14,50 m <sup>2</sup>
07. Šatník	2,70 m <sup>2</sup>
08. Balkón	32,70 m <sup>2</sup>
<b>Plocha interiéru</b>	<b>67,70 m<sup>2</sup></b>



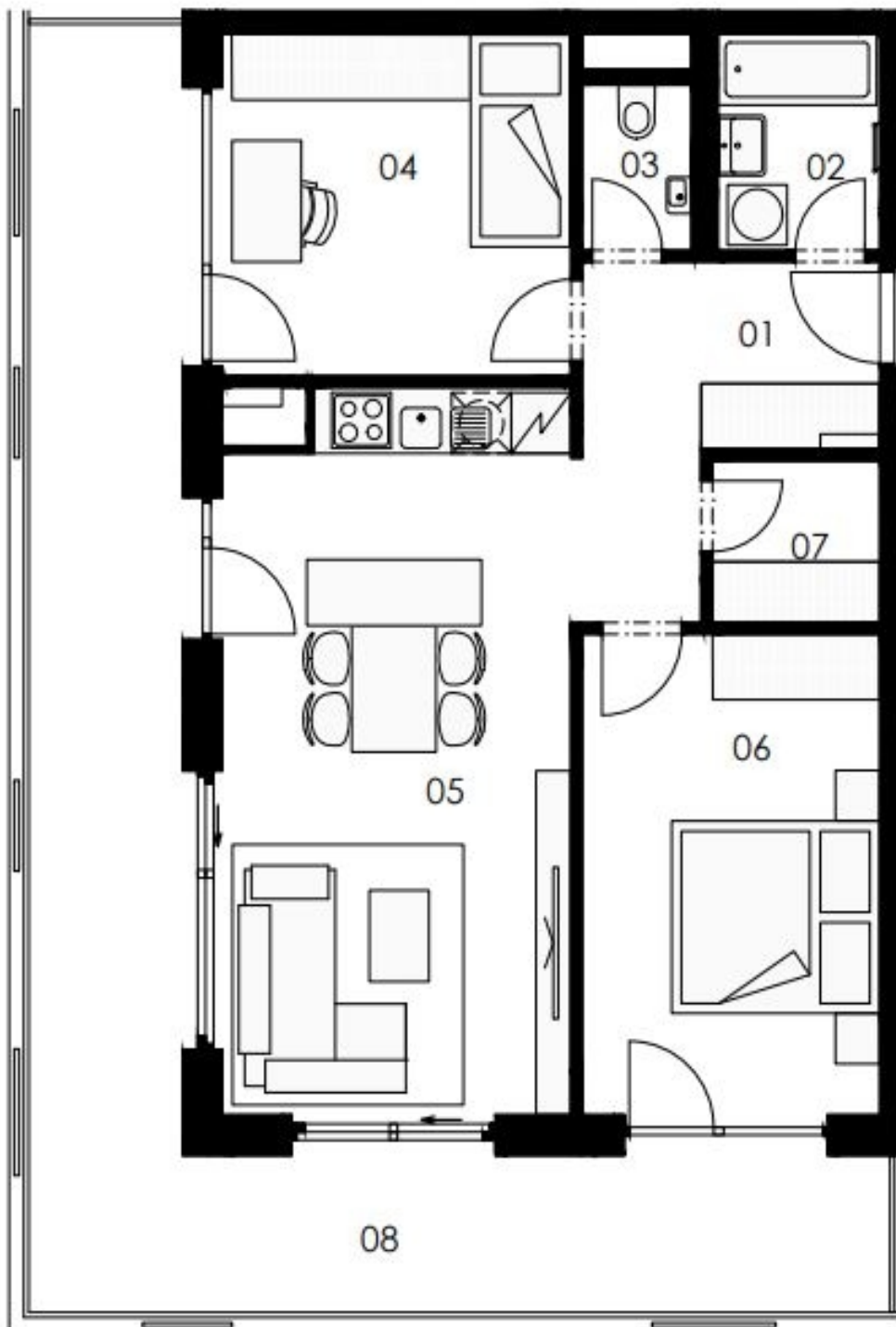
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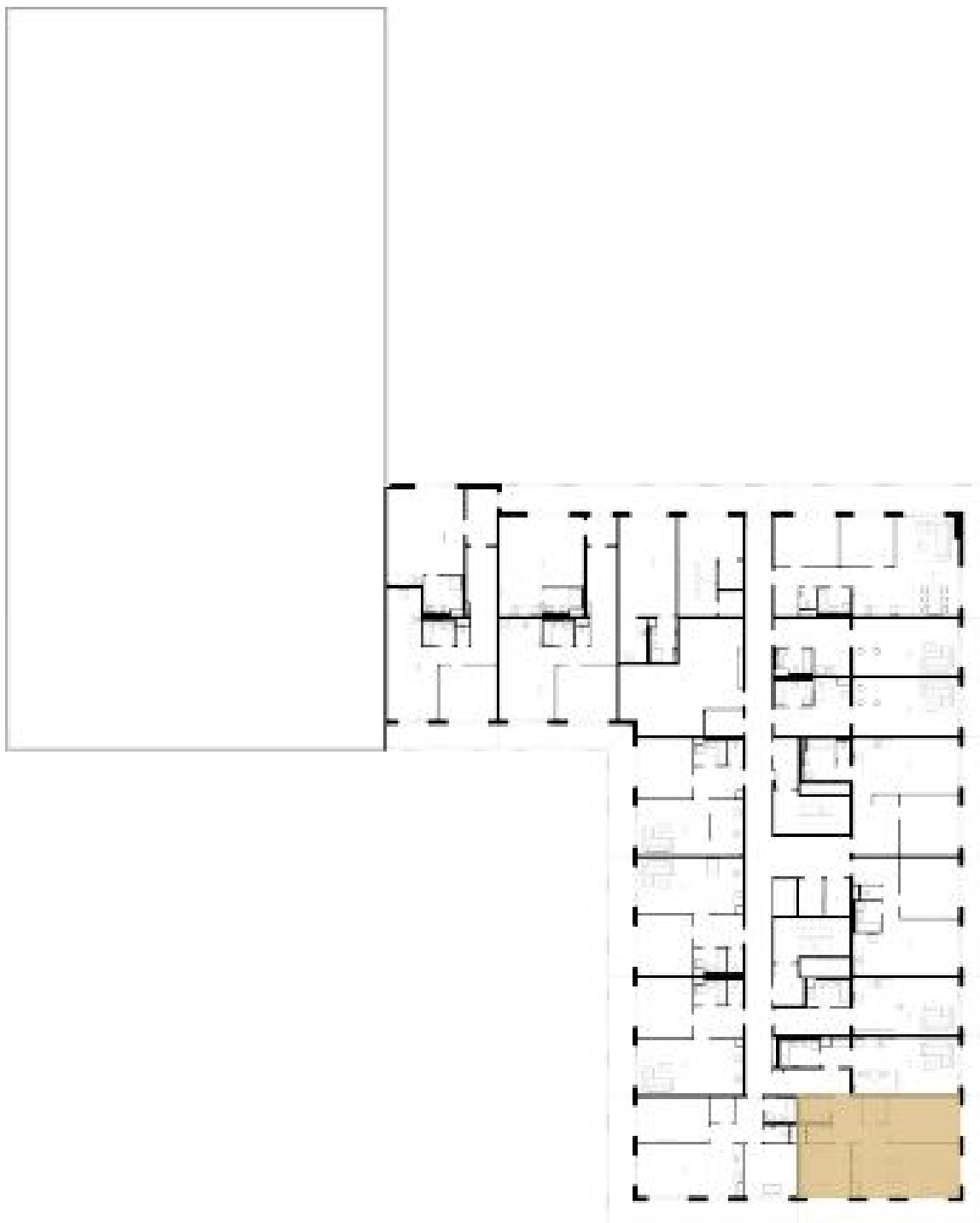


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# UMIESTNENIE BYTU NA PODLAŽÍ

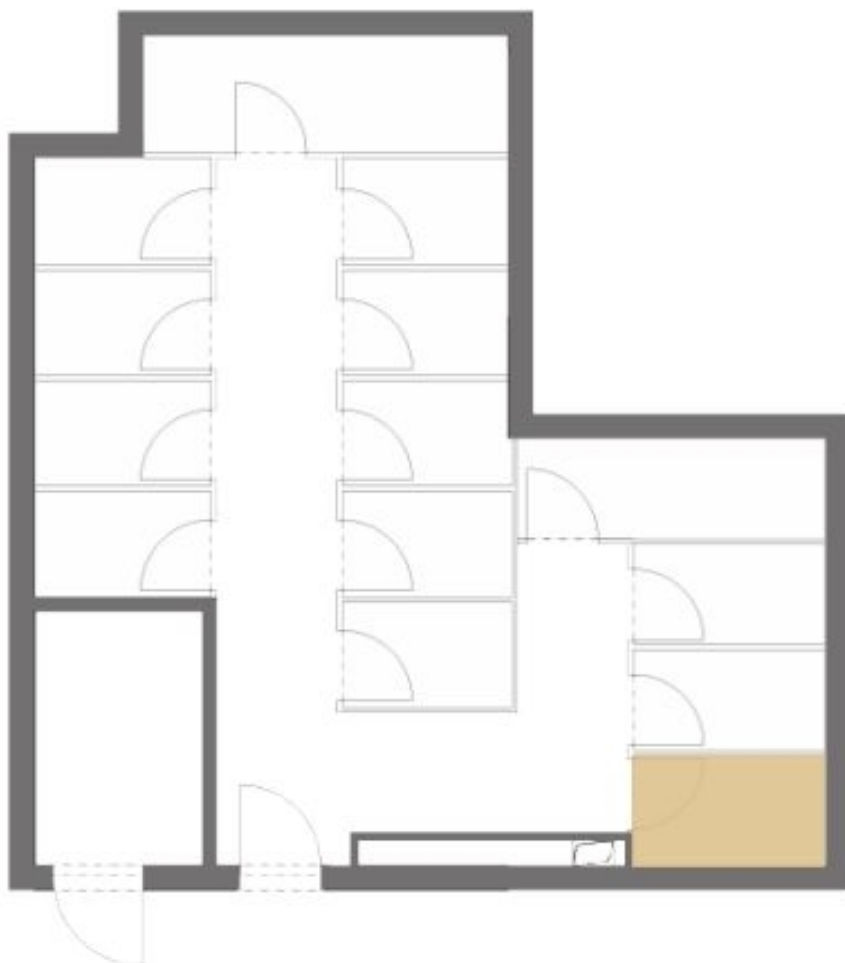




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PIVNICA PRISLÚCHAJÚCA K BYTU

Plocha : 2,10 m<sup>2</sup>

