



## Apartment Two-bedroom (3+kk)

Sold

119 m<sup>2</sup>, Bratislava III, Nové Mesto





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|                  |   |
|------------------|---|
| Total area       | 130 m <sup>2</sup>  |
| Floor area*      | 119 m <sup>2</sup>  |
| Balcony          | 1 m <sup>2</sup>  |
| Terrace          | 10 m <sup>2</sup>   |
| Parking          | possibility to buy two garage spaces in the garage for EUR 20,000 |
| Garage           | Yes   |
| Cellar           | -   |
| PENB             | G   |
| Reference number | 31543   |

\* 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 two-bedroom apartment on the 1st floor of a new building in the Zlatá Noha residential complex lies in a nice location with plenty of greenery and views of Bratislava. Residents have access to a sauna and swimming pool.

The apartment consists of a living room with a **fireplace**, a kitchen with a pantry, a dining area, and access to the **terrace**, a master bedroom with a balcony and a **walk-in closet**, a second bedroom with a built-in wardrobe, a main bathroom (bathtub, toilet, and bidet), a guest bathroom (shower and toilet), and a foyer with a closet.

The kitchen boasts a **granite worktop**, built-in **Miele appliances**, as well as a coffee machine and a wine fridge. Facilities include **wooden floors**, aluminum windows, LG Art Cool **air-conditioning**, a **fireplace**, and underfloor heating with its own thermostat. The apartment comes with a **brick cellar storage unit** (7 sq. m,) and two **parking spaces in the garage**. Entry to the building is by a security chip and is equipped with a **CCTV system** and a videophone.

A quiet residential location on the edge of Koliba with excellent access to the city center. The surrounding area is full of greenery with opportunities for active relaxation.

Interior 123 m<sup>2</sup>, terrace 10 m<sup>2</sup>, balcony 1 m<sup>2</sup>, cellar 7 m<sup>2</sup>.