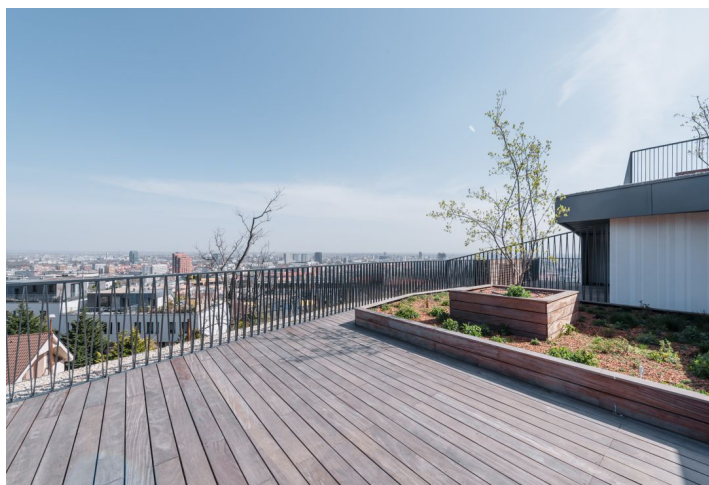
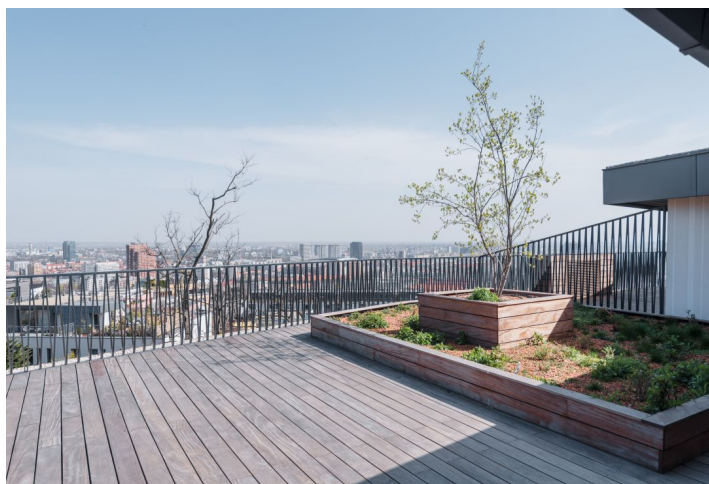




Apartment Three-bedroom (4+kk)

Sold

119 m², Bratislava III, Nové Mesto





Apartment Three-bedroom (4+kk)

Sold119 m², Bratislava III, Nové Mesto

Total area	203 m ²
Floor area*	119 m ²
Terrace	84 m ²
Parking	outdoor or garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34713

* 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.

With a large garden and a terrace, this sunny 3-bedroom apartment in a timeless design is located in Koliba at the foot of the Little Carpathians in a lucrative Bratislava district. It combines all the advantages of a new building—modern design elements and premium quality brands. Another benefit is the residential project's location—in close proximity to the heart of Bratislava and at the same time within walking distance of nature. The building has recently received final approval (March 2020) and is move-in ready.

The interior consists of a spacious entrance hall with space for a **built-in wardrobe**, a separate toilet with a sink, 3 separate bedrooms, a master suite with a large **walk-in closet**, a bathroom with a bathtub, shower, and toilet, and a living room connected to the kitchen with a dining area and a pantry. The living room has access to a **spacious terrace** facing east; the bedrooms are oriented towards the west.

As this is **the most premium apartment in the residential project**, the new owner will be able to complete it to a standard of their choice. In the standard we offer, the price will include wooden floors, tiles, **Villeroy & Boch** sanitary ware, **Hansa** faucets, 210 cm **Sapeli** interior doors with concealed hinges, a **Defendoor** security fire door, a video doorman, **underfloor heating** that can be adjusted via wireless digital thermostats, a heated towel rail in the bathroom, insulated **triple-glazed aluminum windows**, a preparation for outdoor motorized aluminum blinds, TV and internet distribution in each room, and a preparation for **air-conditioning**.

It is possible to purchase an outdoor parking space for EUR 15,000 (with VAT) or an indoor parking space for EUR 25,000 (with VAT).

This unique apartment complex **at the foot of the Little Carpathians** is just a hop and a jump from the city center while at the same time in a **quiet area** close to nature. The surrounding area offers many opportunities for **cycling, summer and winter sports**, and walks in Koliba's vast meadows. In the vicinity, there are civic amenities including bus stops, cafes, restaurants, and schools. A private English kindergarten, a grocery store, a bakery, and popular Gaštanica Park with a children's playground spread out over 5,000 sq. m. are located within walking distance. Located in the heart of the city, the area is also popular for its proximity to nature; access to the city center is by car and public transport.

The residence consists of three new four-story apartment buildings with **indoor and outdoor parking and green roofs**. There is pram and bicycle storage as well as a new playground on a private fenced plot belonging to the building for residents to use.

Interior 117 m², brick cellar 2.5 m², terrace 84 m².



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Parking	outdoor or garage parking spaces
Garage	Yes
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PENB	B
Reference number	34713

The price of the property in the standard we offer is EUR 698,700 (incl. VAT).

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Apartment Three-bedroom (4+kk)

119 m², Bratislava III, Nové Mesto

Sold



KOLIBA
REZIDENCIE

4-izb. byt A35
3.NP

č.	miestnosť	m ²
1	vstupná hala	5,36
2	chodba	10,56
3	izba	14,86
4	izba	13,19
5	spálňa	11,58
6	šatník	4,55
7	kúpeľňa	7,16
8	WC + práčovňa	2,90
9	sklad	1,73
10	obývacia izba	21,66
11	kuchyňa	23,08
plocha bytu		116,62
12	terasa	83,56

rezidenciekoliba.sk

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