Sold

119 m², Bratislava III, Nové Mesto















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Total area	203 m²
Floor area*	119 m²
Terrace	84 m²
Parking	outdoor or garage parking spaces
Garage	Yes
Cellar	Yes
PENB	В
Reference nu	imber 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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The price of the property in the standard we offer is EUR 698,700 (incl. VAT).

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