



## Apartment Two-bedroom (3+1)

Sold

94 m², Bratislava I, Staré Mesto, Žižkova





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|                  |   |
|------------------|---|
| Total area       | 125 m²  |
| Floor area*      | 94 m²   |
| Terrace          | 31 m²   |
| Parking          | 2x garage parking spaces for EUR 30,000/space |
| Garage           | Yes   |
| Cellar           | Yes   |
| PENB             | B   |
| Reference number | 36807   |

This air-conditioned 2-bedroom apartment on Žižková Street in the Zuckermandel residential project overlooking the Danube River located below the southern slopes of Hradný vrch Hill offers high standard and comfortable urban living in an exclusive location by the Bratislava Castle, within easy reach of the historic city center. The apartment is situated on the 6th floor of a new multifunctional building with an elevator.

The apartment consists of an entrance hall with a built-in closet, a guest toilet with a sink, a living room with a dining area and a fully equipped kitchen including built-in appliances, two bedrooms facing a **quiet courtyard with pleasant greenery**, and a bathroom with a bathtub and toilet. From the living room and kitchen it is possible to enter a **spacious terrace with panoramic views of the Danube River**, Austria, and the Pečniansky Forest. The apartment comes with a 5 sq. m. brick **cellar** and two parking spaces in the garage at an extra cost.

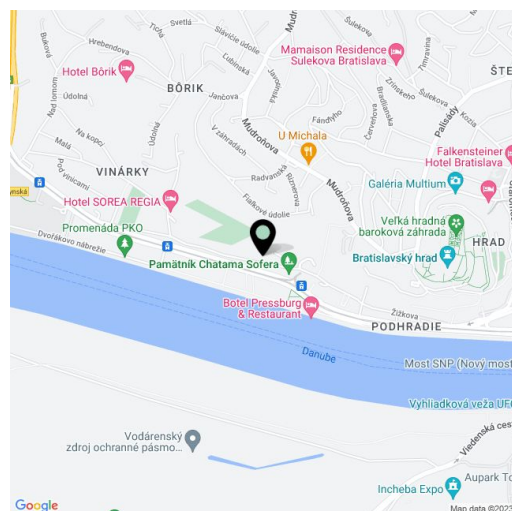
The equipment of the apartment includes **wooden floors, aluminum windows**, an Adlo security door, Daikin **air-conditioning**, wallpaper, self-regulated heating, a video intercom, kitchen appliances including a dishwasher, induction hob, built-in microwave, and a stone counter. A big advantage is the building's level of **privacy** with only one neighbor sharing the same floor and entrance.

This building is located in the immediate vicinity of the **Danube embankment**, the riverside promenade, and the River Park project. Full civic amenities can be found in the immediate vicinity, excellent access by public transport access, as well as good transport links to the highway.

Apartment area 89 m², brick cellar 5 m², terrace 31 m²

Cellar price EUR 16,000 including VAT

Price for 1 parking space in the garage EUR 30,000 including VAT



\* 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.