svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

Sold

90 m², Bratislava IV, Záhorská Bystrica











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Total area	99 m²
Floor area*	90 m²
Balcony	9 m²
Parking	garage parking space from EUR 8,990
Garage	Yes
Cellar	Yes
PENB	A
Reference number	38254

* 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.

The newly emerging Hillside residential project with views of the Little Carpathians will offer timeless housing set in the Bratislava neighborhood of Záhorská Bystrica. It combines the advantages of a new building with a modern design and progressive filigree construction technology. The peaceful and quiet residential location within reach of all civic amenities and nearby forests will provide quiet living on the outskirts of Bratislava. Expected approval date 09/2021.

The interior of the three-bedroom apartment will consist of an entrance hall with a walk-in closet, a separate toilet, a bathroom with a bathtub and toilet, 3 bedrooms, and a living room with a kitchen and dining area. One bedroom and the living room have access to a spacious **balcony**.

The white-wall apartment will include large-format insulated triple-glazed **French aluminum windows**, **underfloor heating**, and a fan coil ceiling cooling system throughout the apartment. Owners will have the opportunity to choose between two types of standards of completion. Purchasing the apartment comes with an obligation to buy a cellar storage unit and at least one parking space in the garage.

Standard equipment will include a preparation for motorized exterior blinds, laminate floors, interior doors, tiles and sanitary ware in the bathroom, KLUDI faucets, a shower with a built-in floor drain/bathtub, and a toilet. **Above-standard equipment** will include higher quality materials, wooden floors, rebateless interior doors, larger tiles in the bathroom, and **Hansgrohe** faucets.

The Hillside residential complex is being built on the outskirts of Záhorská Bystrica. The district provides a quiet, peaceful environment and at the same time full civic amenities. The **Little Carpathians** are in the immediate vicinity of the project, making this a healthy environment full of greenery and fresh air. You can reach the city center very quickly by car or public bus. A public transport stop as well as a playground are located 150 m from the building. A supermarket is 500 meters away.

Interior 90 m², balcony 9 m²

Property price in the "white walls" state EUR 270,000 (incl. DPH).
Property price with standard equipment EUR 280,769 (incl. DPH).
Cellar storage unit price EUR 1,200/sq. m., unit sizes from 2 to 24 sq. m.
Parking space price from EUR 10,990/space.

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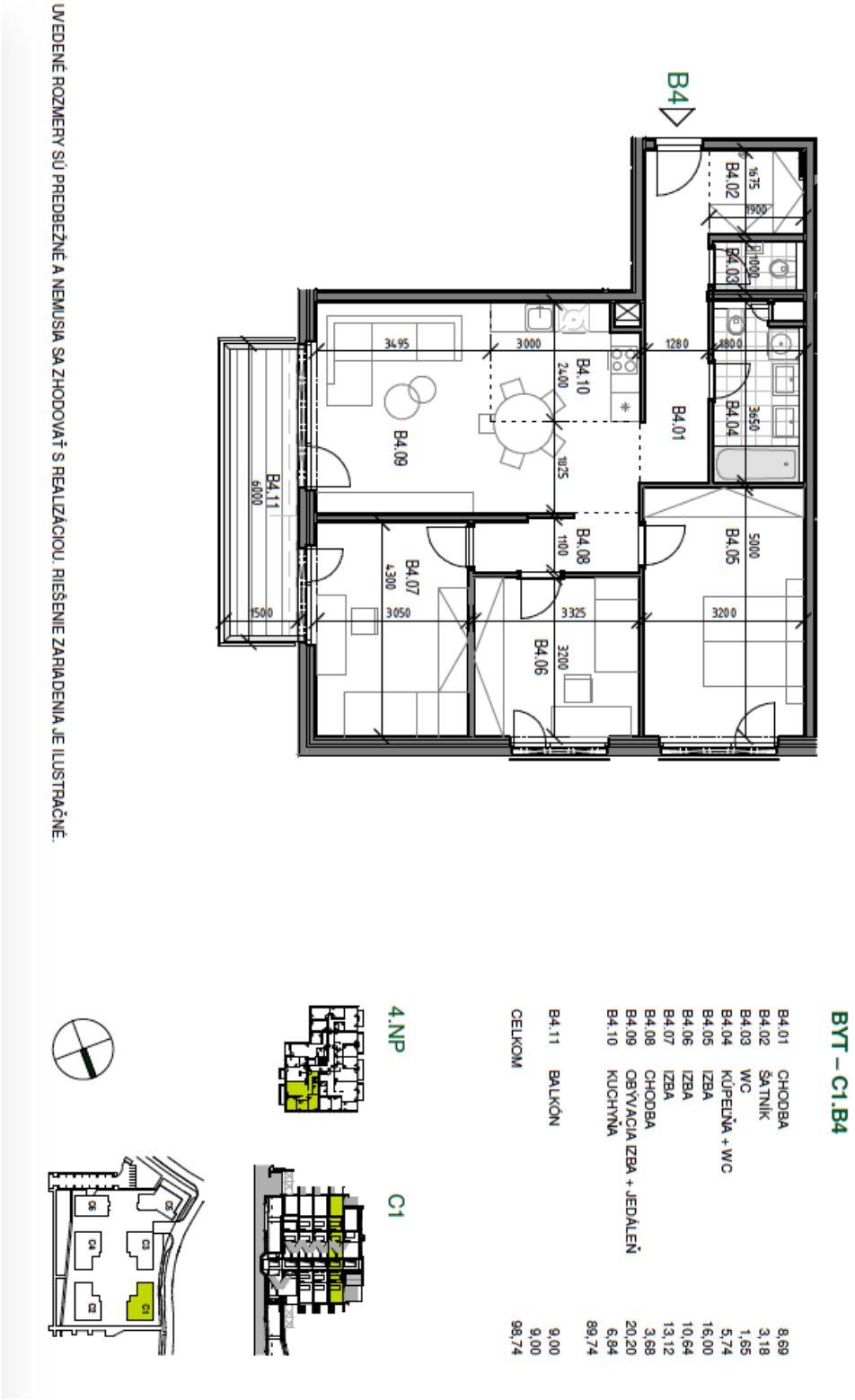
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