svoboda@williams | CHRISTIE'S



Apartment One-bedroom (2+kk)

47 m², Bratislava IV, Záhorská Bystrica











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 02. 2025, 07:08

Sold

svoboda@williams | CHRISTIE'S



Apartment One-bedroom (2+kk)

47 m², Bratislava IV, Záhorská Bystrica

Total area	56 m²
Floor area*	47 m²
Balcony	9 m²
Parking	garage parking space from EUR 8,990
Garage	Yes
Cellar	Yes
PENB	A
Reference nur	nber 38331

* 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, among other things, a wide range of leisure activities. Quiet living on the outskirts of Bratislava, excellent transport accessibility, and nature within easy reach. Expected approval date 09/2021.

The interior of the one-bedroom apartment will consist of an entrance hall with space for a built-in closet, a living room with a kitchen, a bedroom with space for a built-in wardrobe, a bathroom with a bathtub, and a toilet. Both rooms have access to a spacious west-facing **balcony**.

The white-wall apartment will include 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, toilet. **Abovestandard 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 by Bratislava's city limit, 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 47 m², balcony 9 m²

Property price in the "white walls" state EUR 163, 900 (incl. VAT). Property price with standard equipment EUR 170,368 (incl. VAT). **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.

Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238

Bratislava +421 948 939 938 **PDF created** 23. 02. 2025, 07:08

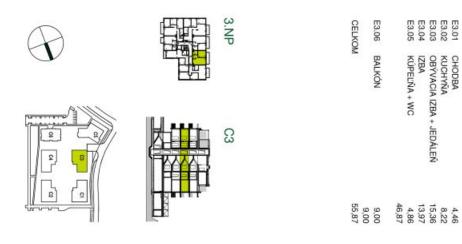
svoboda@williams | CHRISTIE'S



Apartment One-bedroom (2+kk)

47 m², Bratislava IV, Záhorská Bystrica





Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938

BYT - C3.E3

6100 E3.06

PDF created 23. 02. 2025, 07:08