svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

Sold

58 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

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58 m², Bratislava IV, Záhorská Bystrica

Total area	62 m²
Floor area*	58 m²
Balcony	4 m²
Parking	garage parking space from EUR 8,990
Garage	Yes
Cellar	Yes
PENB	A
Reference number	38335

* 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 connected to the dining area, a separate kitchen, a bedroom with space for a built-in wardrobe, a bathroom with a bathtub, and a separate toilet. The living room has access to a spacious west-facing 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.

Purchasing the apartment in the state of white walls allows owners the opportunity to choose between two types of standards of completion.

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.

Purchasing the apartment comes with an obligation to buy a **cellar storage unit** and at least one **parking space** in the garage.

The 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 58 m², balcony 4 m²

Property price in the "white walls" state EUR 177,000 (incl. VAT).
Property price with standard equipment EUR 184,997 (incl. VAT)

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Cellar storage unit price EUR 1,200/sq. m., unit sizes from from 2 to 24 sq. m. **Parking space** price from EUR 10,990/space.

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