



## Apartment One-bedroom (2+kk)

Sold

54 m<sup>2</sup>, Bratislava I, Staré Mesto, Slávičie údolie





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Total area	117 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Terrace	63 m <sup>2</sup>
Parking	1x garage space for EUR 25,000
Garage	Yes
Cellar	Yes
PENB	A
Reference number	41093

We exclusively offer for sale this unique one-bedroom apartment spread out over the entire top 4th floor of the **Slávičie Residences** project. The apartment has an open-plan layout and a large terrace that surrounds it from three sides. Urban living for those who want to be surrounded by peace, quiet, and greenery. The apartment is sold in a state of shell & core.

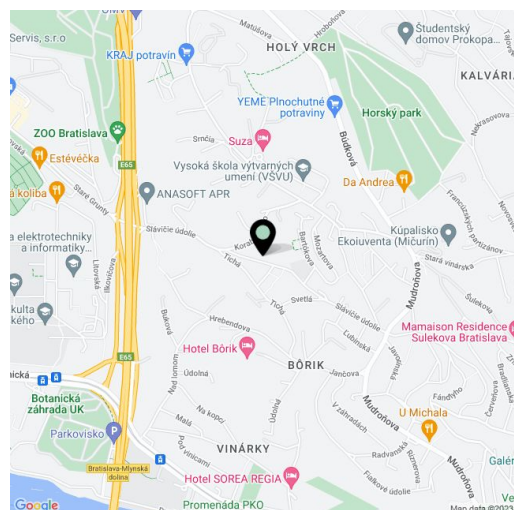
The layout consists of an open plan living room connected to the kitchen and dining room with access to a **large 62 sq. m. terrace** with views of the city and the surrounding greenery. There is also a bedroom with a French window and access to the terrace, a bathroom, and a separate toilet.

Facilities includes Aluprof MB-86 triple-glazed **aluminum windows**, Lomax **exterior blinds** in anthracite, a heat recovery unit in each bedroom, a Panasonic Aquarea heat pump, and a Defendor security entrance door. The apartments are also equipped with underfloor heating and are ready for the installation of a **fireplace**. Thanks to a clear **ceiling height of 2.8 m**, the interior is exceptionally bright. The apartment comes with a **cellar storage unit**, and it's possible to purchase a parking space in the garage or in the outdoor parking lot. The gated complex has a video doorman, common outdoor areas, and a caretaker who provides maintenance work throughout the year.

Close and at the same time far enough from the busy center of Bratislava—this is how the location of the newly established gated Slávičie Residence can be described. The timeless residential area is known for its greenery and beautiful architecture, and is home to several embassies. And nearby? The Vinarium coworking center, for starters. Also, the Cubicon shopping center with restaurants and a fitness center, a **Montessori kindergarten**, a **botanical garden**, or the Zoo. You can get to the Danube River by car in 10 minutes. If you want to reduce your carbon footprint, a public transport stop is only a 5-minute walk away.

Interior 54 m<sup>2</sup>, terrace 63 m<sup>2</sup>

A duplex with a private entrance elevator can be created by purchasing a three-bedroom apartment on the 3rd floor and connecting the units.



\* 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.



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slávičie  
REZIDENCIE



Schéma pôdorysu domu predstavuje dispozíciu miestností a bytu. Developer si vyhradzuje právo na zmenu a upravenie bez predchádzajúceho upozornenia.



REZIDENCIA LUSCINIA L24		IV. NP
1	Vstupná chodba	3,38 m <sup>2</sup>
2	Šatník	3,62 m <sup>2</sup>
3	Kuchyňa + obývacia izba	23,02 m <sup>2</sup>
4	Izba	13,58 m <sup>2</sup>
5	WC	2,07 m <sup>2</sup>
6	Kúpeľňa	5,73 m <sup>2</sup>
7	Chodba	3,32 m <sup>2</sup>
Celková plocha bytu		117,32 m <sup>2</sup>
8	Terasa	62,60 m <sup>2</sup>

rezidenciaslaviciek

Exkluzívny predajca:

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