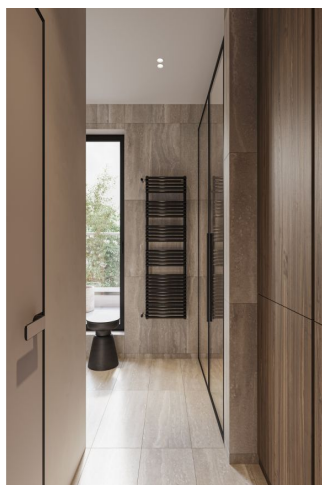




## Apartment Three-bedroom (4+kk)

€ 711 928 | CZK 18 004 659

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





## Apartment Three-bedroom (4+kk)

€ 711 928 | CZK 18 004 659

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

|                  |                                |
|------------------|--------------------------------|
| Total area       | 143 m <sup>2</sup>             |
| Floor area*      | 128 m <sup>2</sup>             |
| Balcony          | 15 m <sup>2</sup>              |
| Parking          | 1x garage space for EUR 25,000 |
| Garage           | Yes                            |
| Cellar           | Yes                            |
| PENB             | A                              |
| Reference number | 41095                          |

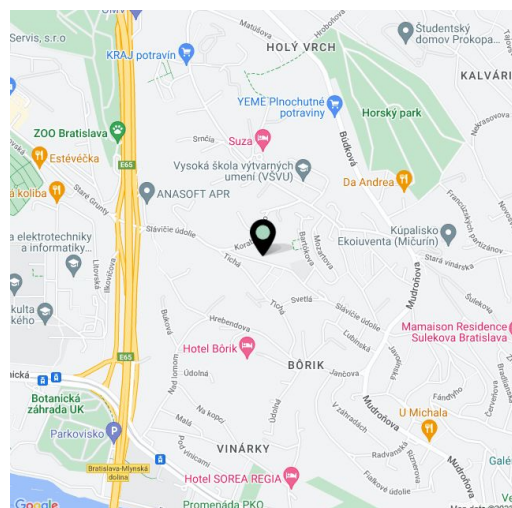
This spacious three-bedroom apartment with two balconies located in the newly created **Slávičie Residences** takes up the entire 2nd floor. It offers urban living for those who want to be surrounded by peace, quiet, and greenery. The apartment is sold in a state of shell & core.

The layout consists of an entrance hall, a living room with access to a large balcony (11 sq. m.), a kitchen with a pantry, a master bedroom with access to a balcony and space for a walk-in closet, two additional rooms, and 2 separate bathrooms. The living room and two bedrooms face south.

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 128 m<sup>2</sup>, balconies in total 15 m<sup>2</sup>



\* 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.



# Apartment Three-bedroom (4+kk)

€ 711 928 | CZK 18 004 659

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



slávičie  
REZIDENCIE



Schema pôdorysu domu predstavuje dispozíciu miestností bytu. Developer si vyhradzuje právo na zmeny a úpravy bez predvýstrahy a upozornenia.

REZIDENCIA NACHTIGAL N42 II. NP

|    |                |                      |
|----|----------------|----------------------|
| 1  | Vstupná chodba | 5,70 m <sup>2</sup>  |
| 2  | Obývací izba   | 25,39 m <sup>2</sup> |
| 3  | Izba           | 17,69 m <sup>2</sup> |
| 4  | Izba           | 18,33 m <sup>2</sup> |
| 5  | Kúpeľňa        | 6,79 m <sup>2</sup>  |
| 6  | Chodba         | 8,22 m <sup>2</sup>  |
| 7  | Izba           | 16,35 m <sup>2</sup> |
| 8  | Šatník         | 4,72 m <sup>2</sup>  |
| 9  | Komora         | 2,56 m <sup>2</sup>  |
| 10 | Kúpeľňa        | 5,34 m <sup>2</sup>  |
| 11 | WC             | 1,77 m <sup>2</sup>  |
| 12 | Kuchyňa        | 14,73 m <sup>2</sup> |

Celková plocha bytu 142,41 m<sup>2</sup>

|    |        |                      |
|----|--------|----------------------|
| 13 | Balkón | 3,97 m <sup>2</sup>  |
| 14 | Balkón | 10,87 m <sup>2</sup> |

rezidenciaslaviciek

Exkluzívny predajca:

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Zuzany Chalupovej 10B, 851 07 Bratislava

+ 421 948 939 938

svoboda-williams.sk