svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+1)

65 m², Bratislava II, Ružinov

€ 354 990 | CZK 8 983 022











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Total area	78 m²
Floor area*	65 m²
Balcony	13 m²
Parking	garage space EUR 25,000/pc
Garage	Yes
Cellar	Yes
PENB	A
Reference number	43517

* 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.

This sunny 1-bedroom apartment in Bratislava's newly emerging downtown is located in a project only a stone's throw from the Eurovea shopping center. The growing popularity of this expanding area is spurring development, and we are exclusively offering two 1-bedroom apartments in this location.

The layout of the apartment consists of a spacious entrance hall with space for wardrobes, a separate toilet, a bathroom with a bathtub, a bedroom, and living room connected to the kitchen and dining area. The bedroom and living room have access to the southeast-facing **balcony** perfect for viewing sunrises. The apartment comes with a **cellar storage unit** and a spacious **garage parking space** in the basement of the building (for an additional fee).

Facilities include **aluminum insulated triple-glazed windows**, air-conditioning, **ceiling cooling**, exterior aluminum electric blinds, laminate floors, gres tiles on the balcony, underfloor heating, complete wiring including Internet and TV connection, sanitary ware in the bathroom, fire safety doors, and interior doors. The interior design concept is rooted in openness and offers myriad possibilities for clients to imprint their own tastes. Common areas will be equipped with tiles, carpets, a **reception**, and CCTV. The project will also offer a **children's nursery**, a **fitness center**, and a restaurant.

The new location offers a wide range of services, including **sports activities** or **walks along the Danube River**. In the **OC Eurovea** and **Nivy** malls, you will find many quality cafes, bistros, and restaurants. The **historic center is within easy walking distance**, and public transport stops as well as a direct connection to the D1 highway are in the immediate vicinity.

Svoboda & Williams is the exclusive seller of **two 1-bedroom apartments** and **two studio units**. All 1-bedroom and studio units in the project are **sold out** and the developer is only offering apartments.

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