

## Apartment One-bedroom (2+kk)

€ 469 990 | CZK 11 754 450

99 m<sup>2</sup>, Bratislava II, Ružinov



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Total area	130 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Outdoor and garage parking
Garage	Yes
Cellar	-
PENB	A
Reference number	107171

\* 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.

**Spacious air-conditioned duplex located on the 6th floor extension of a new-build apartment building in the immediate vicinity of the Nivy shopping center. Final approval planned in Q2 2025.**

On the first floor is an entrance hall, a room with storage space, and a light-filled living room with a kitchen and **balcony** that wraps around the whole room. There is also a separate bathroom with a shower and toilet. On the second floor is a hallway with a built-in roller door with access to a spacious **terrace** (16.2 m<sup>2</sup>) overlooking a park, and the green roof. The terrace can be converted into another room or a winter garden. This floor also has a room with access to the balcony and a bathroom with a bathtub. The space is complemented by a room with a gas boiler, which can be used as a storage room.

The duplex is equipped with **exterior electric blinds** and **air-conditioning** in every room. Possibility of outdoor and garage parking.

Located in an attractive central location of Bratislava with full civic amenities: the Nivy shopping center with a bus station is a stone's throw away. Proximity to shops and services: schools, playgrounds, popular restaurants, or cafes. Within a pleasant walk is the Korzo pedestrian zone, Danube embankment, and OC Eurovea mall. Immediate connections to a bicycle path; good access to the center of Bratislava by car and public transport.