

## Apartment Studio (1+kk)

€ 162 000 | CZK 4 044 330

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



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Total area	36 m <sup>2</sup>
Parking	32 000 EUR
Garage	Yes
Cellar	-
PENB	A
Reference number	107647

\* 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 spacious studio apartment on 5th floor of a newly emerging Bratislava downtown development is located in a project just a stone's throw from the OC Eurovea mall. The growing popularity of this expanding area near the Danube riverfront is a guarantee of comfortable urban living and a good investment.**

The layout of the studio consists of an entrance hall which is also a day and night part, and a bathroom with a toilet. The space is unobtrusively connected to the kitchen. The apartment has a spacious garage parking space in the basement of the building at an additional fee.

The studio's facilities include **aluminum triple glazing**, air-conditioning, ceiling cooling, **underfloor heating**, and fire safety doors. All residential and interior partitions are brick. The clear height is about **2.7 m**. Common areas will be equipped with tiles, carpets, a reception, and CCTV. In the future, the project will add a children's nursery, **fitness & spa center**, and restaurants.

This new vibrant location offers all kinds of services including sports activities or walks by the Danube River. The OC Eurovea and Nivy shopping mall have standout amenities, with a number of quality cafes, bistros, and restaurants. Another added value is the walkability to the historic center. In the immediate vicinity we can find public transport stops as well as a direct connection to the D1 highway.

Price of the studio with a cellar EUR 162,000

Price for the garage parking space EUR 32,000

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**Plocha interiéru**

**35,50 m<sup>2</sup>**

**01. Ateliér**

**30,80 m<sup>2</sup>**

**02. Kúpeľňa**

**4,70 m<sup>2</sup>**

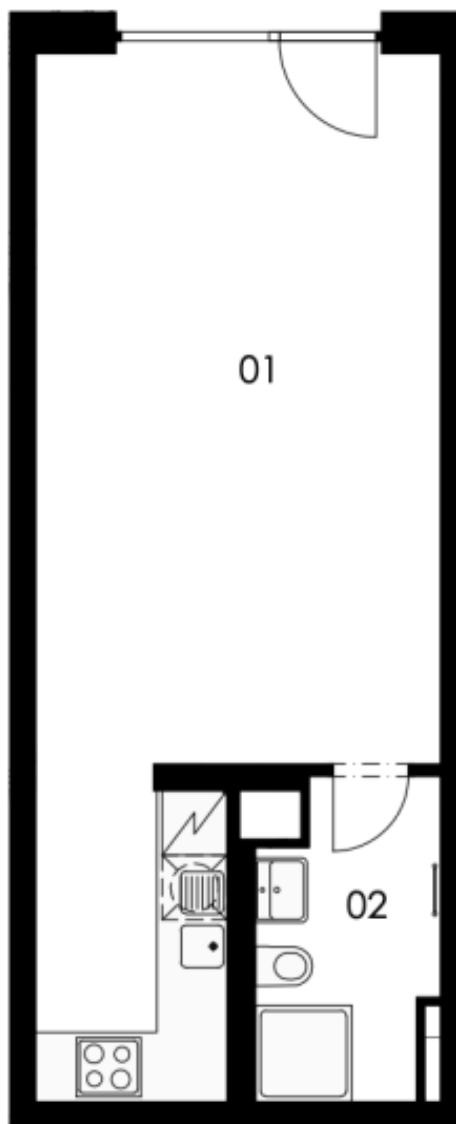
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Sever



## UMIESTNENIE BYTU NA PODLAŽÍ

