

## Apartment Four-bedroom (5+kk)

Sold

146 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica



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Total area	156 m <sup>2</sup>
Floor area*	146 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	garage parking space from EUR 8,990
Garage	Yes
Cellar	Yes
PENB	A
Reference number	38328

\* 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.

The newly emerging Hillside residential project with views of the Little Carpathians will offer timeless housing set in the Bratislava neighborhood of Záhorská Bystrica. It combines the advantages of a new building with a modern design and progressive filigree construction technology. The peaceful and quiet residential location within reach of all civic amenities and nearby forests, will provide quiet living on the outskirts of Bratislava. Expected approval date 09/2021.

The interior of the four-bedroom apartment will consist of an entrance hall with space for two spacious wardrobes, a separate toilet with a sink, a laundry room, a bathroom with a bathtub and toilet, a walk-in closet with an ensuite bathroom with a shower and toilet and door to the master bedroom, a living room with a kitchen, and 3 bedrooms. From the two bedrooms is the entrance to the balcony with a warm south orientation. The other two bedrooms, including the living room, have access to the west-facing terrace.

The white-wall apartment will include large-format insulated triple-glazed French aluminum windows, underfloor heating, and a fan coil ceiling cooling system throughout the apartment. Owners will have the opportunity to choose between two types of standards of completion. Purchase the apartment comes with an obligation to purchase a cellar storage unit and at least one parking space in the garage.

**Standard equipment** will include a preparation for motorized exterior blinds, laminate floors, interior doors, tiles and sanitary ware in the bathroom, KLUDI faucets, a shower with a built-in floor drain/bathtub, and a toilet.

**Above-standard equipment** will include higher quality materials, wooden floors, rebateless interior doors, larger tiles in the bathroom, and Hansgrohe faucets.

The Hillside residential complex is being built on the outskirts of Záhorská Bystrica. The district provides a quiet, peaceful environment and at the same time full civic amenities. The Little Carpathians are in the immediate vicinity of the project, making this a healthy environment full of greenery and fresh air. You can reach the city center very quickly by car or public bus. A public transport stop as well as a playground are located 150 m from the building. A supermarket is 500 meters away.

Interior 146 m<sup>2</sup>, terraces 63 m<sup>2</sup>

Property price in the "white walls" state EUR 419,900 (incl. VAT).

Property price with standard equipment EUR 437,403 (incl. VAT).

**Cellar storage unit** price EUR 1,200/sq. m., unit sizes from 2 to 24 sq. m.

**Parking space** price from EUR 8,990/space.

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UVEDENÉ ROZMERY SÚ PREDBEŽNÉ A NEMUSIA SA ZHODOVAŤ S REALIZÁCIOU. RIEŠENIE ZARIADENIA JE ILLUSTRÁCNE.



## BYT - C6.A4

A4.01	CHODBA	21,75
A4.02	WC	1,57
A4.03	ŠATNÍK	7,47
A4.04	IZBA	14,68
A4.05	KÚPEĽNIA + WC	4,77
A4.06	OBÝVAJACIA IZBA + JEDÁLEŇ	33,29
A4.07	KUCHYŇNA	10,80
A4.08	PRÁČOVŇA	4,92
A4.09	IZBA	15,55
A4.10	IZBA	12,61
A4.11	KÚPEĽNIA + WC	5,45
A4.12	IZBA	13,00
		145,86
A4.14	BALKÓN	9,90
A4.15	TERASA	53,18
		63,08
		208,94

## CELKOM

## 4.NP



## C6

