

Apartment Three-bedroom (4+kk)

€ 644 627 | CZK 16 122 121

127 m², Bratislava I, Staré Mesto, Slávičie údolie

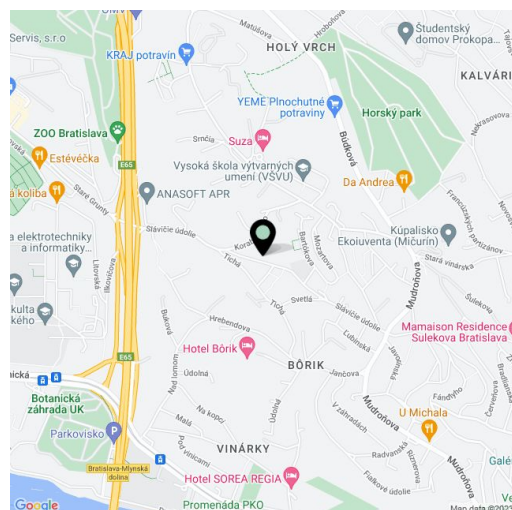


Apartment Three-bedroom (4+kk)

€ 644 627 | CZK 16 122 121

127 m², Bratislava I, Staré Mesto, Slávičie údolie

Total area	138 m²
Floor area*	127 m²
Balcony	11 m²
Parking	1x garage space for EUR 25,000
Garage	Yes
Cellar	Yes
PENB	A
Reference number	41088



* 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 three-bedroom apartment with a balcony located in the newly created **Slávičie Residences** takes over an entire 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 the **balcony** (11 sq. m.), a kitchen with a pantry, a master bedroom with space for a walk-in closet, two additional rooms, and 2 separate bathrooms. The living room and two bedrooms face southwest.

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 127 m², balcony 11 m²

Apartment Three-bedroom (4+kk)

€ 644 627 | CZK 16 122 121

127 m², Bratislava I, Staré Mesto, Slávičie údolie



slávičie
REZIDENCIE



Schéma pôdorysu domu predstavuje dispozičné riešenie bytu. Developer si vyhradzuje právo na zmenu a upresnenie bez predbežného upozornenia.



REZIDENCIA CSALOGÁNY C12 II. NP

1	Vstupná chodba	5,78 m²
2	Obývací izba	25,76 m²
3	Izba	17,69 m²
4	Izba	17,88 m²
5	Kúpeľňa	6,51 m²
6	Chodba	8,15 m²
7	Izba	15,95 m²
8	Šatník	4,72 m²
9	Komora	2,56 m²
10	Kúpeľňa	5,34 m²
11	WC	1,77 m²
12	Kuchyňa	14,73 m²

Celková plocha bytu		137,72 m²
13	Balkón	10,87 m²

rezidencieslavicsesk

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Zuzana Chalušková 108, 851 07 Bratislava

+ 421 948 939 938

svoboda-williams.sk