



## Apartment One-bedroom (2+kk)

Ask for price

47.11 m<sup>2</sup>, Bratislava I, Bratislava, Žižkova





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|                  |                   |
|------------------|-------------------|
| Total area       | 52 m <sup>2</sup> |
| Floor area*      | 47 m <sup>2</sup> |
| Loggia           | 5 m <sup>2</sup>  |
| Parking          | 1 garage spot     |
| Garage           | Yes               |
| Cellar           | -                 |
| PENB             | A                 |
| Reference number | 103013            |

This air-conditioned one-bedroom apartment with views of the Danube River in the Zuckermandel project on Žižková Street, directly below the southern slopes of Castle Hill, offers pleasant urban living of the highest standard. Its exclusive location below Bratislava Castle is within reach of the historic center. The apartment is on the 2nd floor of a newly built multifunctional building with an elevator.

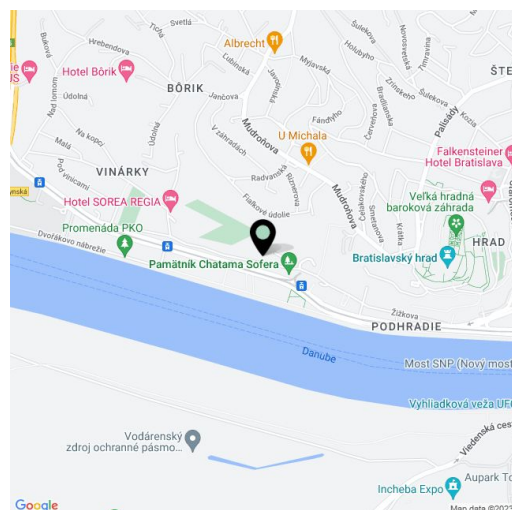
The efficient layout consists of an entrance hall, a west-facing living room with a dining area and kitchen with access to the **loggia**, 1 bedroom, and a bathroom with a bathtub, a toilet, and **private window**.

The interior facilities include a built-in wardrobe, a fully equipped kitchen with built-in appliances (**induction hob**, convection oven, refrigerator, freezer, **dishwasher**), and a washing machine in the bathroom. The apartment also has **oak wood floors**, tiles, sanitary facilities, **wooden veneered interior doors**, a **security entrance door**, and **insulated triple-glazed windows with aluminum frames**. The apartment comes with a brick cellar storage unit (5 sq. m.) and **one parking space** can be available in the underground garage upon agreement.

The apartment is located on the 2nd floor of a newly built multifunctional building with an elevator. The **Zuckermandel project** is a gated complex with **landscaped greenery**, monitored by security cameras. This lucrative area boasts complete **civic amenities**, excellent access to public transport (tram, bus), and good transport connections to a highway bypass. The location is within easy reach of the historic center of Bratislava and the Danube embankment. Promenades and the River Park project are also in the immediate vicinity—excellent for walks and exercise or relaxation.

Floor area 47 m<sup>2</sup>, brick cellar 5 m<sup>2</sup>, loggia 4 m<sup>2</sup>.

The price of the apartment is EUR 350,000.



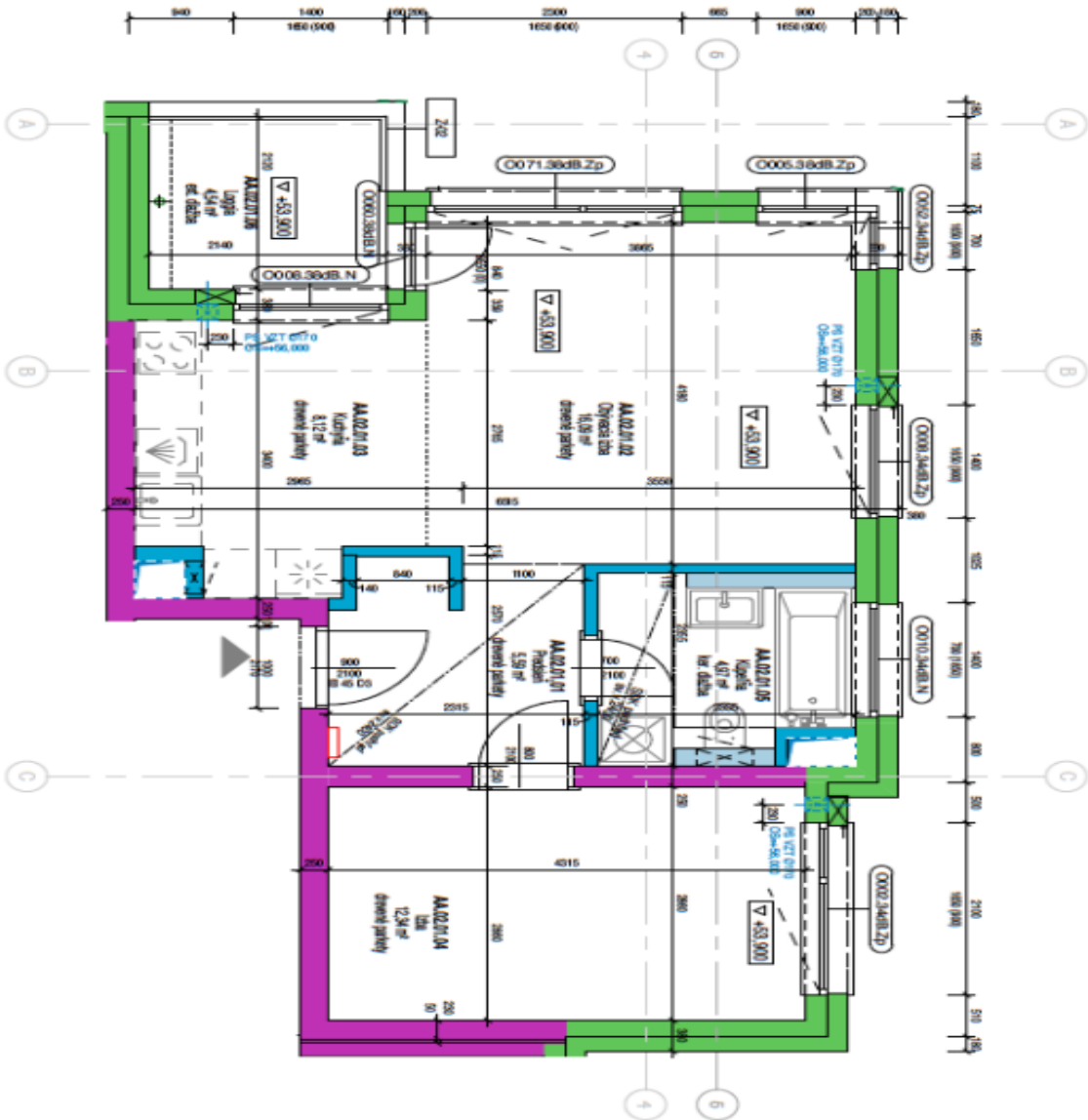
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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- LEGENDA MATERIÁLŮ:
- Chodové stěny - Zatevčovací nosná konstrukce s tepelnou izolací
  - Zatevčovací nosná konstrukce
  - Marmasé přechody
  - Instalační předstěny
  - Světla výška min. 2000 mm nad podlahou, 2200 mm

| AA.02.01 - pasport stavby |      |     |    |                  |          |
|---------------------------|------|-----|----|------------------|----------|
| SO                        | Posl | Byt | OM | NAZOV            | PLOCHA   |
| AA                        | 02   | 01  | 01 | Prisvet          | 5,59 m²  |
| AA                        | 02   | 01  | 02 | Obyvatelska izba | 16,09 m² |
| AA                        | 02   | 01  | 03 | Kuchynka         | 8,12 m²  |
| AA                        | 02   | 01  | 04 | Izba             | 12,34 m² |
| AA                        | 02   | 01  | 05 | Kuchynka         | 4,57 m²  |
| AA                        | 02   | 01  | 06 | Loggia           | 4,54 m²  |