



## Apartment One-bedroom (2+kk)

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

Ask for price



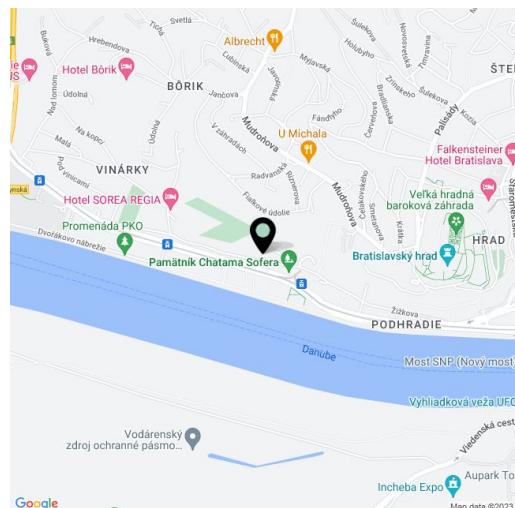


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Total area	52 m <sup>2</sup>
Floor area*	47 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	1 garage spot
Garage	Yes
Cellar	-
PENB	A
Reference number	103013



\* 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 air-conditioned one-bedroom apartment with views of the Danube River in the Zuckermanel 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 **Zuckermanel 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>.

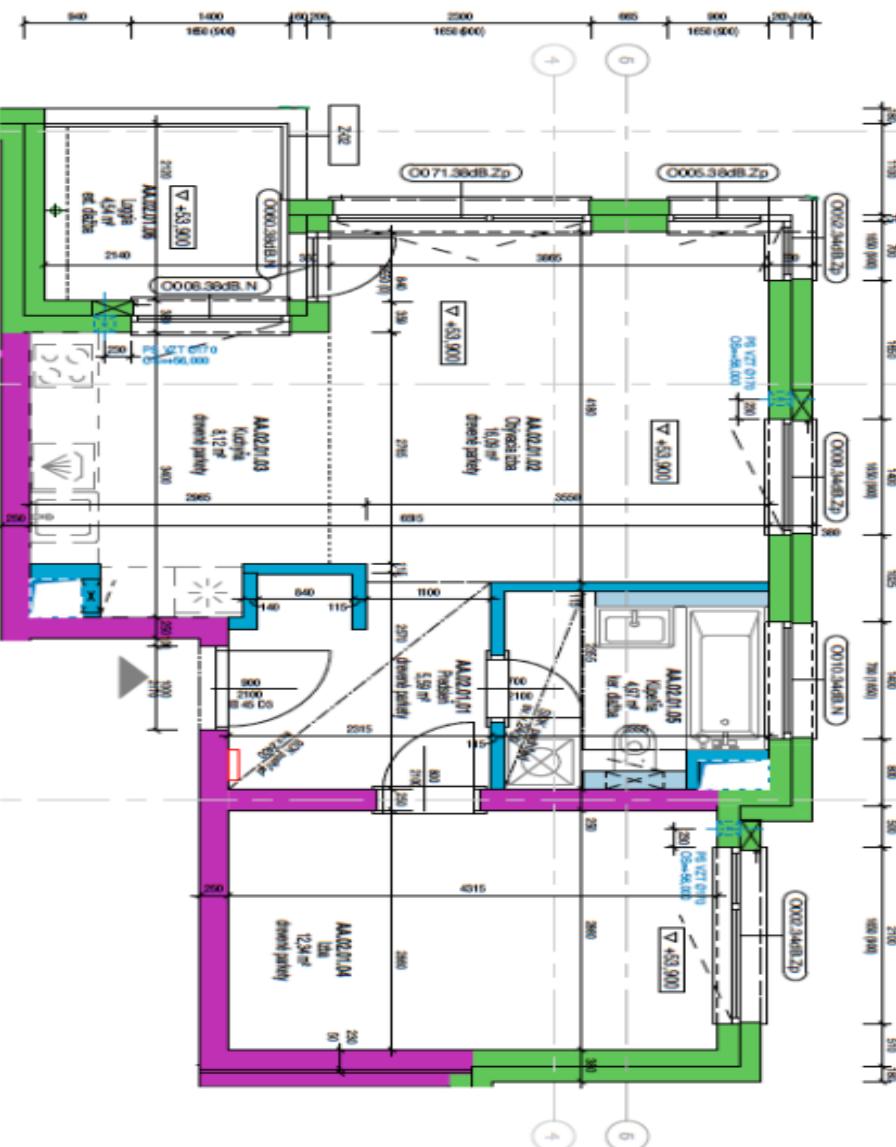
The price of the apartment is EUR 350,000.



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AA.02.01 - paspoort stavba					
SO	Poz	Bý	CM	NÁZOV	PLOCHA
AA	02	01	01	Predsaň	5.69 m <sup>2</sup>
AA	02	01	02	Obyvacia izba	16.99 m <sup>2</sup>
AA	02	01	03	Kuchyňa	4.97 m <sup>2</sup>
AA	02	01	04	Izba	12.94 m <sup>2</sup>
AA	02	01	05	Kúpeľňa	1.94 m <sup>2</sup>
AA	02	01	06	Lavabo	1.94 m <sup>2</sup>

LEGENDA MATERIALOV:	
Obvodové steny - Živnostníkové nosné konstrukce	Obvodové steny - Železobetonové nosné konstrukce
Montované příčky	Instalační prostory
Svetlo výška mriešku biež podlažia: 2720 mm	