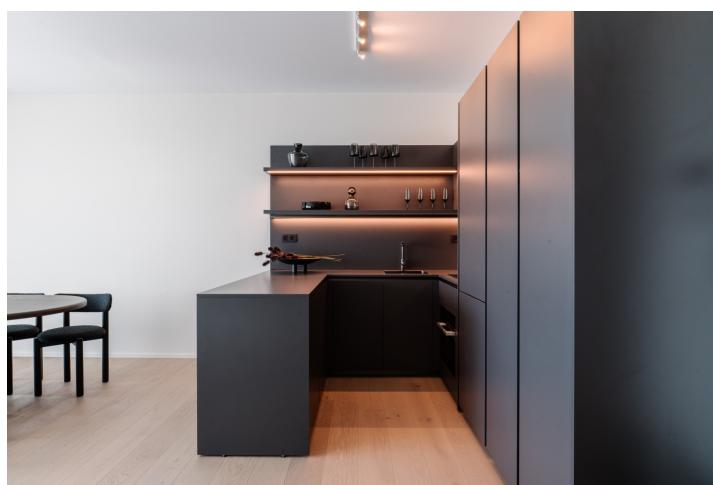




Apartment Three-bedroom (4+kk)

141 m², Bratislava II, Ružinov, Pribinova

Ask for price

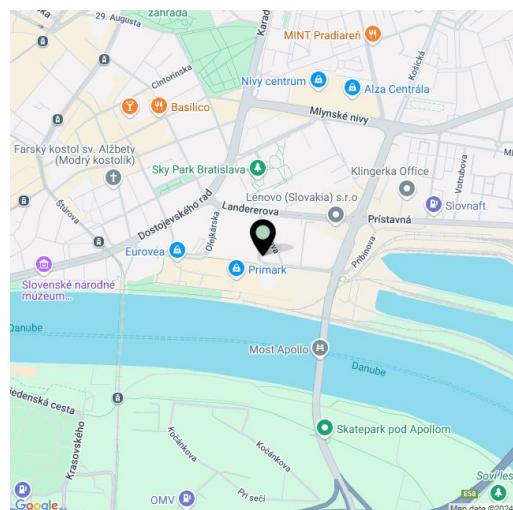




Apartment Three-bedroom (4+kk)

Ask for price141 m², Bratislava II, Ružinov, Pribinova

Total area	203 m ²
Floor area*	141 m ²
Terrace	36 m ²
Loggia	18 m ²
Parking	4 x parking spaces in the garage
Cellar	8 m ²
PENB	A
Reference number	106280



* 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 airy 3-bedroom apartment in the prestigious Eurovea Riverside project on the Danube embankment offers comfortable living with a terrace and unobstructed views of the river. The apartment comes with a spacious cellar and a parking space in the basement of the building.

The layout of the apartment begins with a spacious entrance hall with plenty of storage space. The social area consists of an airy living room combined with a kitchen, equipped with a premium **Molteni kitchen** with built-in **Miele appliances** and elegant **furniture from Kave Home**. From the living room, there is direct access to a spacious terrace with magnificent **views of the Danube River**.

The second part of the apartment - the night part - consists of three bedrooms, each of which has direct access to a **terrace** facing the quiet inner courtyard. The main bedroom is fully furnished, complemented by a wardrobe and stylish **Haomy accessories**. It features its own **ensuite bathroom** finished with natural **travertine**, including a shower, a toilet with **bidet by Duravit**, high-quality **Grohe fittings**, designer accessories and **sanitary ware by Villeroy & Boch**.

The apartment also includes a second bathroom with a bathtub and toilet. Further, there is a separate walk-in **wardrobe**, a guest toilet in the hallway with natural travertine, **sanitary ware by Laufen** and **Hansgrohe fittings**, and a utility room equipped with a washer and **dryer by LG** and an American-style **fridge by LG**.

The apartment is finished to the highest standard – the entire interior features **BAUWERK wooden floors** and **VIVAPORTE interior doors**. The standard includes security fire-rated doors, aluminum windows with triple glazing, **heat recovery ventilation**, a **video intercom**, individual heating and cooling control in each room, as well as wiring for internet and TV in all rooms.

It is possible to purchase a **cellar storage unit** and up to **3 parking spaces** in the building's garage.

This popular residential location is close to the city center and provides a full range of amenities including educational and medical facilities and a wealth of sports opportunities as well as quick accessibility by car and public transport. The project includes all kinds of shops, organic grocery stores, a supermarket, a fitness center, massage services, cinemas,



Apartment Three-bedroom (4+kk)

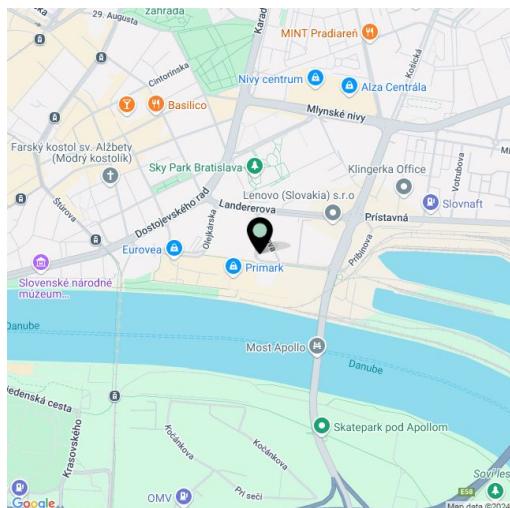
Ask for price

141 m², Bratislava II, Ružinov, Pribinova

Total area	203 m ²
Floor area*	141 m ²
Terrace	36 m ²
Loggia	18 m ²
Parking	4 x parking spaces in the garage
Cellar	8 m ²
PENB	A
Reference number	106280

popular restaurants, cafes, and more. A pleasant location with walking access to the historic city center, perfect for romantic evening walks along the popular **Danube promenade**.

Interior 141 m², terrace 36 m², loggia 18 m², cellar 8 m².



* 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.