



## Apartment Three-bedroom (4+kk)

Ask for price

135.6 m², Bratislava II, Ružinov, Pribinova





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Total area	146 m²
Floor area*	136 m²
Loggia	10 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	107882

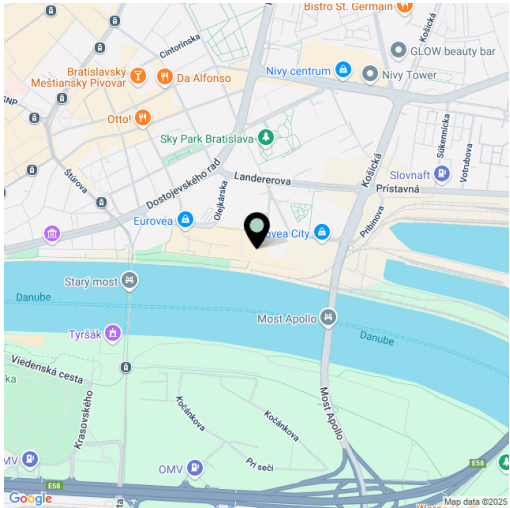
Premium three-room apartment with a loggia, situated on the 8th floor of the Riverside project with an exceptional location directly on the banks of the Danube River. Elegant architecture, magnificent views, and direct access to the Eurovea shopping center create a perfect blend of urban comfort and timeless luxury.

The entrance hall has storage space and a door to the guest toilet. The interior is dominated by the spacious living room connected to the kitchen and dining area, where glass walls offer views of the river and flood the space with natural light. The **south-facing** loggia, with exterior lighting and an electrical connection, provides the perfect place for moments of relaxation. The apartment has two spacious guest bedrooms and a master bedroom with walk-in closet, two bathrooms (one with a bathtub, sink, and toilet, the other with a shower).

Facilities include wooden floors, gres tiles in the bathrooms, flushless interior doors with hidden hinges, and **aluminum triple-glazed** windows, which ensure not only elegance, but also maximum comfort and thermal insulation. **High ceilings** enhance the feeling of airiness. A preparation for a smart home system, individual heating control, and integrated air-conditioning complete the perfect level of comfort. Privacy is a given in this project due to the limited number of apartments per floor.

Located in the heart of Bratislava's downtown, which offers everything that modern life requires - immediate access to amenities, educational, cultural and medical facilities, sports grounds, and shopping opportunities. A direct link to the Eurovea shopping center gives residents immediate access to premium boutiques, fine dining restaurants, and services.

It is possible to purchase a parking space in a monitored underground garage, where the entrance is secured by a 24/7 camera system and contactless access cards.



\* 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.

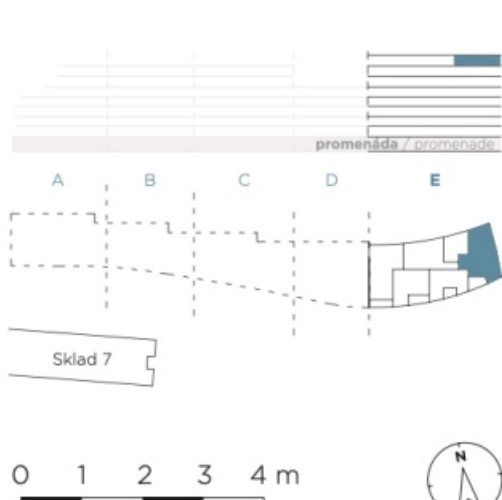




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 **RIVERSIDE**

01	<b>PREDSIEŇ</b> / HALL	10,7 m²
02	<b>OBÝVACIA IZBA</b> / LIVING ROOM	46,1 m²
03	<b>KUCHYŇA</b> / KITCHEN	10,2 m²
04	<b>IZBA</b> / ROOM	11,7 m²
05	<b>IZBA</b> / ROOM	12,4 m²
06	<b>IZBA</b> / ROOM	11,7 m²
07	<b>CHODBA</b> / CORRIDOR	5,7 m²
08	<b>SKLAD</b> / STORAGE	3,4 m²
09	<b>ŠATNÍK</b> / CLOSET	9,4 m²
10	<b>KÚPEĽŇA S WC</b> / BATHROOM + WC	7,6 m²
11	<b>KÚPEĽŇA S WC</b> / BATHROOM + WC	4,7 m²
12	<b>WC</b> / WC	2,0 m²
13	<b>LOGGIA</b> / LOGGIA	10,1 m²