



Apartment Three-bedroom (4+1)

€ 849 900 | CZK 20 648 321

319.25 m², Bratislava II, Ružinov, Niťová



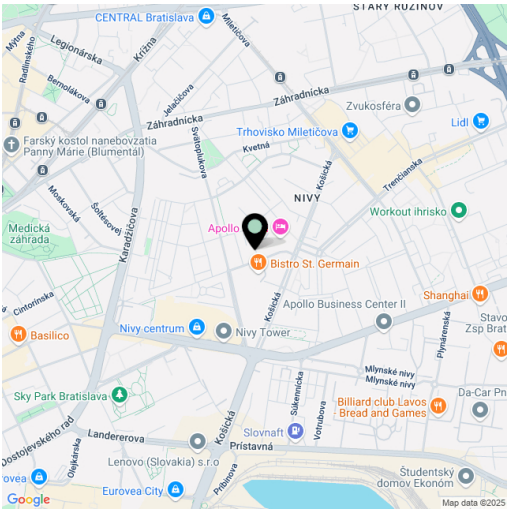


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Total area	353 m²
Floor area*	319 m²
Terrace	24 m²
Parking	2 parking spaces
Cellar	-
PENB	G
Reference number	109241



* 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.

Generous 3-bedroom apartment with two terraces and a private elevator on prestigious Dulovo Square. This exceptional over 319 m² apartment combines the comforts of a family house with all of the advantages of a central location. Its luxurious interior, maximum privacy, and superior facilities make it the ideal choice for a demanding client.

The apartment is located on the 4th floor of a renovated brick building. Only this apartment is on this level, guaranteeing absolute privacy. The apartment is entered through a generous entrance hall with a closet and a guest toilet. Further on is a living room, a kitchen with a dining area, a separate room, a bathroom with a bathtub, and a sauna with access to the terrace with a Jacuzzi. Upstairs is a bedroom with a large walk-in closet and another room with a separate toilet. The layout consists of four bedrooms with the possibility of adding a fifth. The apartment is part of a 6-room apartment that can be bought as a whole or divided.

The interior was designed by a studio, which places great emphasis on quality and functionality. Premium materials and bespoke furniture were used. The kitchen is equipped with Miele appliances, and the apartment has a sauna, Jacuzzi, private elevator, and air-conditioned garage. The apartment is sold fully furnished and ready for immediate living, and comes with two parking spaces in the garage.

Dulovo Square offers excellent civic amenities - schools, shops, cafes, and the Miletičova market or OC Nivy mall are within walking distance. Excellent transport connections and a quiet urban environment make this address one of the most desirable in Bratislava.

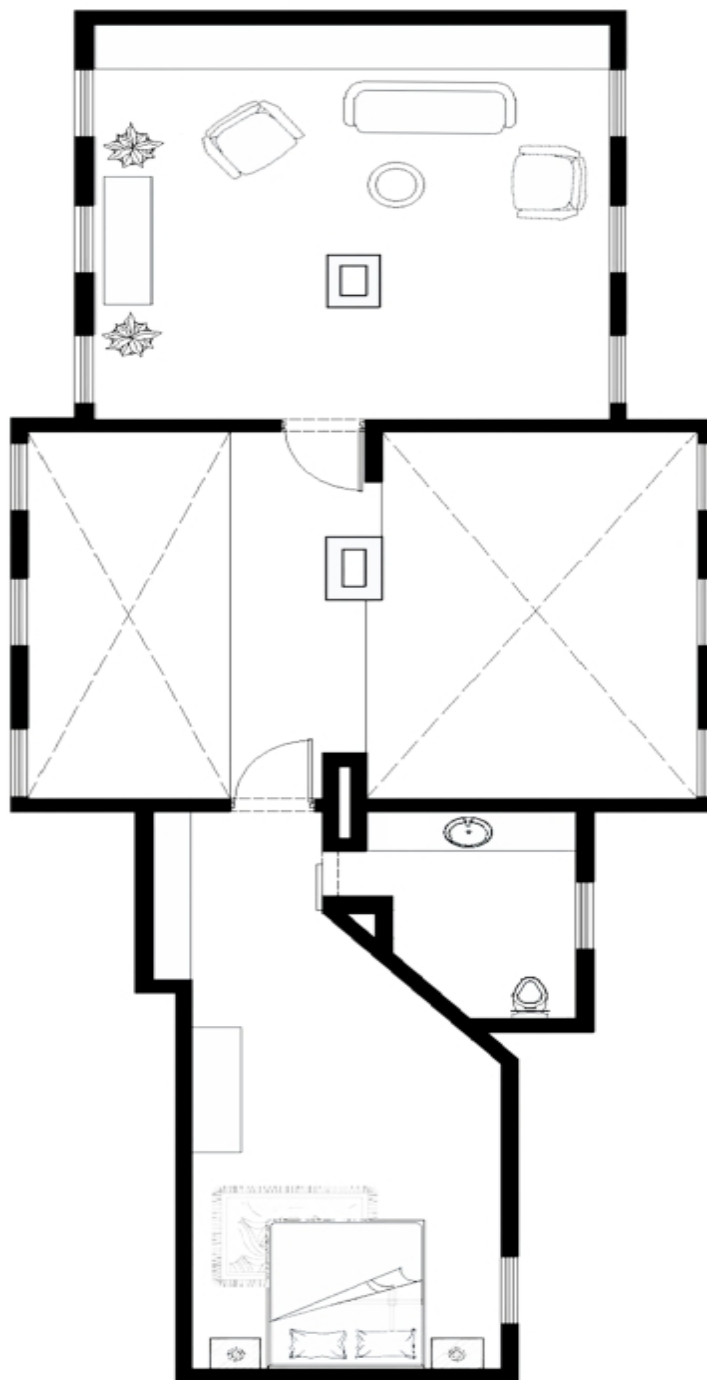
Usable area 319 m², storage space 10 m² , terraces 24 m²
Monthly costs up to €200



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