



Apartment Two-bedroom (3+1)

€ 220 000 | CZK 5 354 800

64.18 m², Bratislava IV, Karlova Ves, Kuklovska





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Total area	72 m²
Floor area*	64 m²
Loggia	7 m²
Parking	-
Cellar	-
PENB	E
Reference number	111791

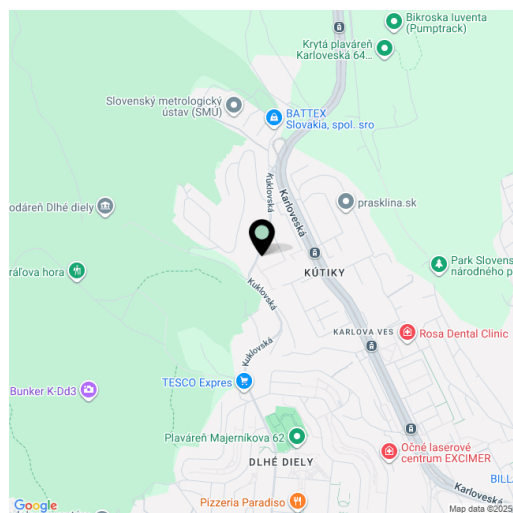
This two-bedroom apartment with a loggia suitable for reconstruction is located on the 6th above-ground floor of a residential building in the heart of the Karlova Ves housing estate. The location offers full civic amenities in the immediate vicinity and very good transport connections to the city center, reachable in approximately 20 minutes.

The apartment layout consists of an entrance hall with storage space, a living room, and a separate kitchen with access to the **loggia**, two bedrooms, a bathroom with a bathtub, and a separate toilet. The rooms face east and **south**. The apartment is situated on the 6th above-ground floor.

The apartment is in its original condition and suitable for more extensive renovation. Its standard includes plastic windows, laminate floors, and central heating. **Parking** is available in the vicinity of the residential building.

Karlova Ves offers plenty of **greenery** and **complete civic amenities**, including shops and bank branches (e.g. Billa), restaurants and local services, a primary school and preschools, children's playgrounds, and a health center. Public transport stops (tram and bus) are within walking distance, with a travel time to the center of Bratislava of approximately 20 minutes.

Interior area: 64.18 m², loggia: 7.38 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.