



Apartment Three-bedroom (4+kk)

Sold

332 m², Bratislava III, Nové Mesto





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Total area	332 m ²
Terrace	39 m ²
Garden	220 m ²
Parking	outdoor or garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34712

* 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.

With a large garden and a terrace, this sunny 3-bedroom apartment in a timeless design is located in Koliba at the foot of the Little Carpathians in a lucrative Bratislava district. It combines all the advantages of a new building—modern design elements and premium quality brands. Another benefit is the residential project's location—in close proximity to the heart of Bratislava and at the same time within walking distance of nature. The building has recently received final approval (March 2020) and is move-in ready.

The interior features an entry hall with a wardrobe and a separate toilet with a sink, a bathroom with a bathtub, a living room connected to the kitchen with a pantry and a dining area, 2 bedrooms, and a master bedroom with a **walk-in closet** and an **en-suite bathroom** with a shower and toilet. All rooms, including the living room, have access to the **terrace and garden**. The apartment **faces east, offering views of Bratislava**.

The standard of the apartment consists of wooden floors, tiles, **Villeroy & Boch** sanitary ware, **Hansa** faucets, 210 cm **Sapeli** interior doors with concealed hinges, a **Defendoor** security fire door, a video doorman, **underfloor heating** that can be adjusted via wireless digital thermostats, heated towel rails in the bathroom, triple-glazed aluminum windows, a preparation for outdoor **motorized aluminum blinds**, a preparation for **air-conditioning** in each room, as well as TV and Internet distribution.

It is possible to purchase an outdoor parking space for EUR 15,000 (with VAT) or an indoor parking space for EUR 25,000 (with VAT).

This unique apartment complex **at the foot of the Little Carpathians** is just a hop and a jump from the city center while at the same time in a **quiet area** close to nature. The surrounding area offers many opportunities for **cycling, summer and winter sports**, and walks in Koliba's vast meadows. In the vicinity, there are civic amenities including bus stops, cafes, restaurants, and schools. A private English kindergarten, a grocery store, a bakery, and popular Gaštanica Park with a children's playground spread out over 5,000 sq. m. are located within walking distance. Located in the heart of the city, the area is also popular for its proximity to nature; access to the city center is by car and public transport.

The residence consists of three new four-story apartment buildings with **indoor and outdoor parking and green roofs**. There is pram and bicycle storage as well as a new playground on a private fenced plot belonging to the building for residents to use.

Interior 109 m², brick cellar 2.5 m², terrace 39.5 m², garden 220 m².

The price of the property in the standard we offer is EUR 675,600 (incl. VAT).



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KOLIBA

REZIDENCIE

4- izb. byt A1 1.NP

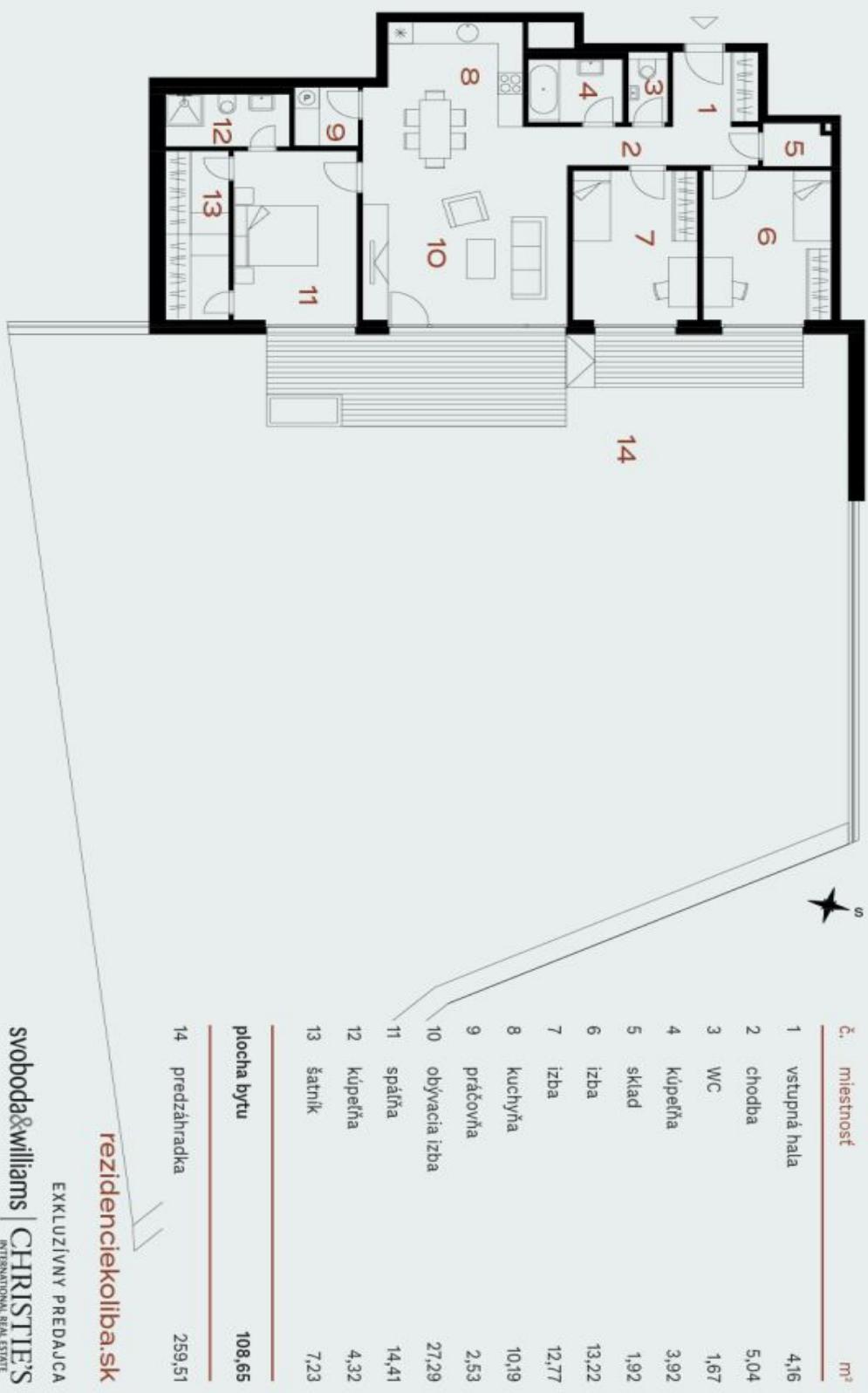


Schéma pôdorysu domu predstavuje dispozíciu (režený byt). Developer si vyhrázuje právo na zmény a upravenie bez predchozého upozornenia.

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