



Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava IV, Záhorská Bystrica





Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava IV, Záhorská Bystrica

Total area	48 m ²
Floor area*	44 m ²
Balcony	4 m ²
Parking	garage space from EUR 8,990
Garage	Yes
Cellar	Yes
PENB	A
Reference number	38081

* 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.

The newly emerging **Hillside** residential project with views of the Little Carpathians will offer timeless housing set in the Bratislava neighborhood of Záhorská Bystrica. It combines the advantages of a new building with a modern design and progressive filigree construction technology. The peaceful and quiet residential location within reach of all civic amenities and nearby forests will provide, among other things, a wide range of leisure activities. Quiet living on the outskirts of Bratislava, excellent transport accessibility, and nature within easy reach. Expected approval date 09/2021.

The interior of the one-bedroom apartment will consist of an entrance hall with space for a built-in closet, a living room connected to the dining area, a kitchen, a bedroom with space for a built-in wardrobe, a bathroom with a bathtub, and a toilet. The living room has access to a **balcony**.

The **white-wall apartment** will include insulated triple-glazed French aluminum windows, underfloor heating, and a **fan coil ceiling cooling system** throughout the apartment. Owners will have the opportunity to choose between two types of standards of completion. Purchasing the apartment comes with an obligation to buy a **cellar storage unit** and at least one parking space in the garage.

Standard equipment will include a preparation for motorized exterior blinds, laminate floors, interior doors, tiles and sanitary ware in the bathroom, KLUDI faucets, a shower with a built-in floor drain/bathtub, and a toilet. **Above-standard equipment** will include higher quality materials, wooden floors, rebateless interior doors, larger tiles in the bathroom, and **Hansgrohe** faucets.

The **Hillside** residential complex is being built on the outskirts of Záhorská Bystrica. The district provides a quiet, peaceful environment by Bratislava's city limits, and at the same time full civic amenities. The **Little Carpathians** are in the immediate vicinity of the project, making this a healthy environment full of greenery and fresh air. You can reach the city center very quickly by car or public bus. A public transport stop as well as a playground are located 150 m from the building. A supermarket is 500 meters away.

Interior 44 m², balcony 4 m²

Property price in the "white walls" state EUR 137,900 (incl. VAT).

Property price with standard equipment EUR 143,924 (incl. VAT).

Cellar storage unit price EUR 1,200/sq. m., unit sizes from 2 to 24 sq. m.

Parking space price from EUR 8,990/space.



Apartment One-bedroom (2+kk)

Sold

44 m², Bratislava IV, Záhorská Bystrica

UVEDENÉ ROZMERY SÚ PREDBEŽNÉ A NEMUSIA SA ZHODOVAŤ S REALIZÁCIOU. RIEŠENIE ZARIADENIA JE ILUSTRÁČNE.



BYT – C1,A2

A2.01	CHODBA	4,40
A2.02	KUCHYNÁ	4,62
A2.03	OBÝVACIA IZBA + JEDÁLEN	17,40
A2.04	IZBA	12,35
A2.05	KUPEĽŇA + WC	4,88
A2.06	BALKÓN	43,65
CELKOM		
		48,00

