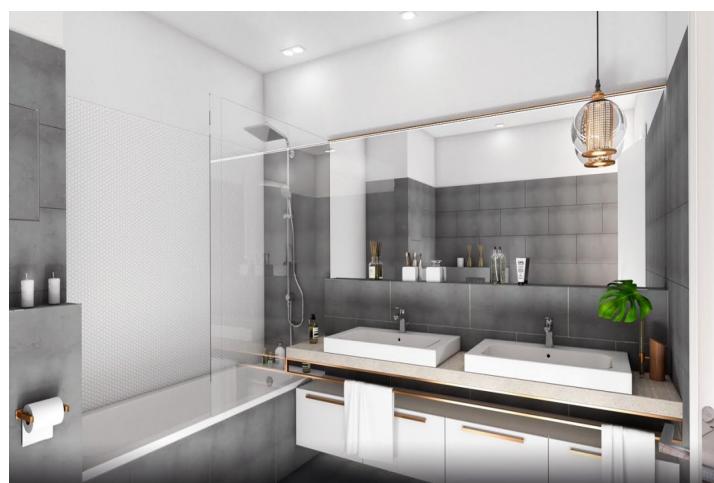




## Apartment One-bedroom (2+kk)

Sold

47 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica





## Apartment One-bedroom (2+kk)

Sold

47 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica

Total area	56 m <sup>2</sup>
Floor area*	47 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	garage parking space from EUR 8,990
Garage	Yes
Cellar	Yes
PENB	A
Reference number	38331

\* 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 with a kitchen, a bedroom with space for a built-in wardrobe, a bathroom with a bathtub, and a toilet. Both rooms have access to a spacious west-facing **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, 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 limit, 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 47 m<sup>2</sup>, balcony 9 m<sup>2</sup>

Property price in the "white walls" state EUR 163,900 (incl. VAT).

Property price with standard equipment EUR 170,368 (incl. VAT).

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

**Parking space** price from EUR 10,990/space.



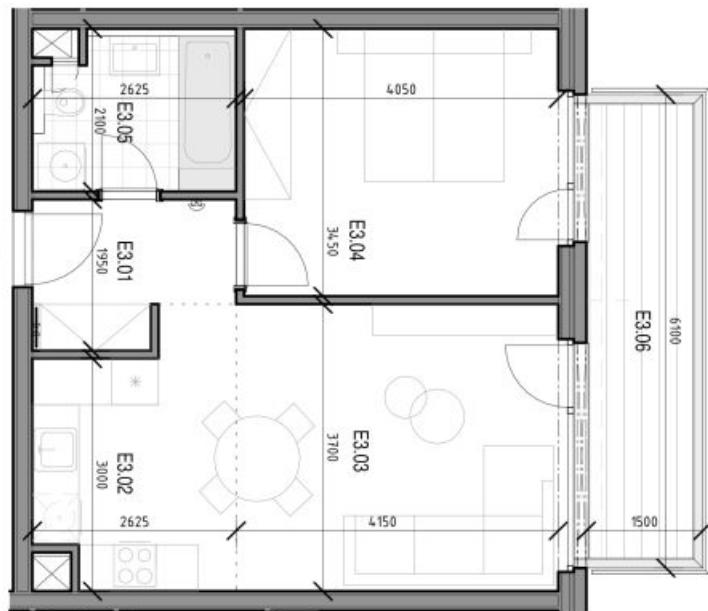
## Apartment One-bedroom (2+kk)

Sold

47 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica

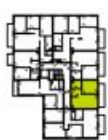
UVEDENÉ ROZMERY SÚ PREDBEŽNÉ A NEMUSIA SA ZHODOVAŤ S REALIZÁCIOU. RIEŠENIE ZARIADENIA JE ILUSTRÁČNE.

E3

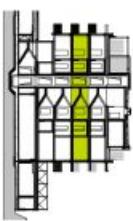


### BYT - C3.E3

E3.01	CHODBA	4,46
E3.02	KUCHYNÁ	8,22
E3.03	OBÝVACIA (ZBA + JEDÁLEN)	15,36
E3.04	ZBA	13,97
E3.05	KUPEĽŇA + WC	4,86
E3.06	BALKÓN	46,87
CEĽKOM		9,00
		9,00
		55,87



3.NP



C3