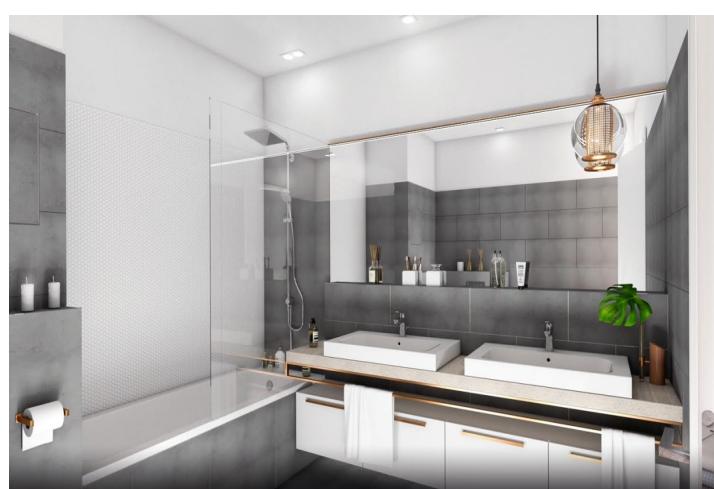
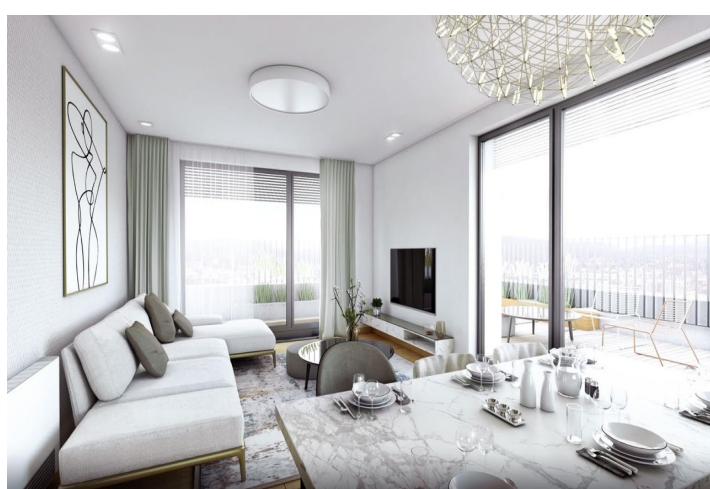




Apartment One-bedroom (2+kk)

Sold

47 m², Bratislava IV, Záhorská Bystrica





Apartment One-bedroom (2+kk)

Sold

47 m², Bratislava IV, Záhorská Bystrica

Total area	56 m ²
Floor area*	47 m ²
Balcony	9 m ²
Parking	garage parking space from EUR 8,990
Garage	Yes
Cellar	Yes
PENB	A
Reference number	38332

* 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 a 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 east-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 m², balcony 9 m²

Property price in the "white walls" state EUR 159,900 (incl. VAT).

Property price with standard equipment EUR 166,364 (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 m², Bratislava IV, Záhorská Bystrica

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



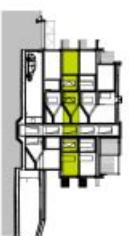
D2

BYT – C4.D2

D2.01	CHODBA	4,46
D2.02	KUPEĽŇA + WC	4,83
D2.03	IZBA	13,97
D2.04	OBÝVACIA (IZBA + JEDÁLEŇ)	15,36
D2.05	KUCHYNÁ	8,22
D2.06	BALKÓN	4,84
CELKOM		55,84



2.NP



C4