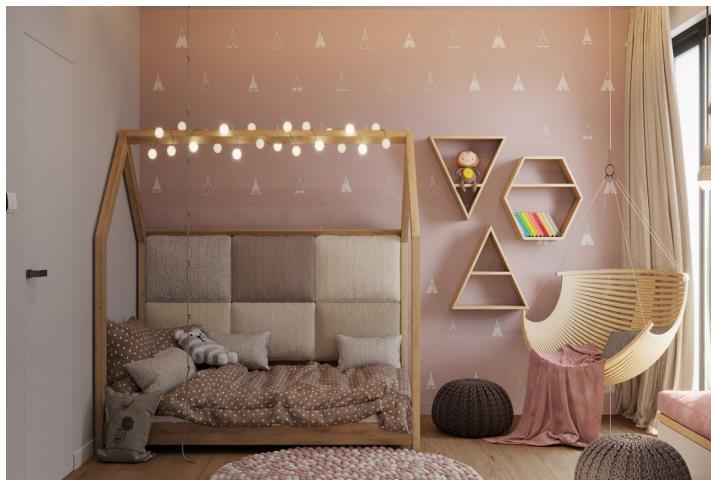




Apartment Three-bedroom (4+1)

€ 626 900 | CZK 15 258 746

116 m², Bratislava II, Ružinov





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Total area	143 m ²
Floor area*	116 m ²
Terrace	27 m ²
Parking	garage space EUR 24,000/space
Garage	Yes
Cellar	Yes
PENB	A
Reference number	43724

* 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.

This spacious 3-bedroom rooftop apartment in Bratislava's emerging downtown is located in a project close to the Eurovea shopping center. The growing popularity of this expanding area is spurring on development and we are also offering 3-bedroom apartments with high ceilings on the eighth and ninth floors in the same location.

The layout of the apartment consists of a foyer, a hallway, a closet, a separate toilet, a bathroom, a generous bedroom with an en-suite bathroom, and a 30 sq. m. living room connected to the kitchen and dining area. All four rooms have access to the southeast-facing terrace, where new owners can enjoy watching sunrises. The apartment comes with a cellar storage unit and a large garage parking space in the basement of the building for an additional fee.

Facilities include aluminum triple-glazed windows, air-conditioning, ceiling cooling, underfloor heating, and fire safety doors. All of the apartment and interior partitions are brick. The clear height in the living rooms is about 3,250 mm.

Common areas will be equipped with tiles, carpets, a reception, and CCTV. The project will also offer a children's nursery, a fitness & spa center, and restaurants.

The new location offers all kinds of services including sports activities or walks along the Danube River. The OC Eurovea and Nivy shopping centers with a number of quality cafes, bistros, and restaurants are nearby and another added value is its walkability to the historic center. Public transport stops as well as a direct connection to the D1 highway are in the immediate vicinity.

Price of the apartment with a cellar EUR 626,900 incl. VAT.

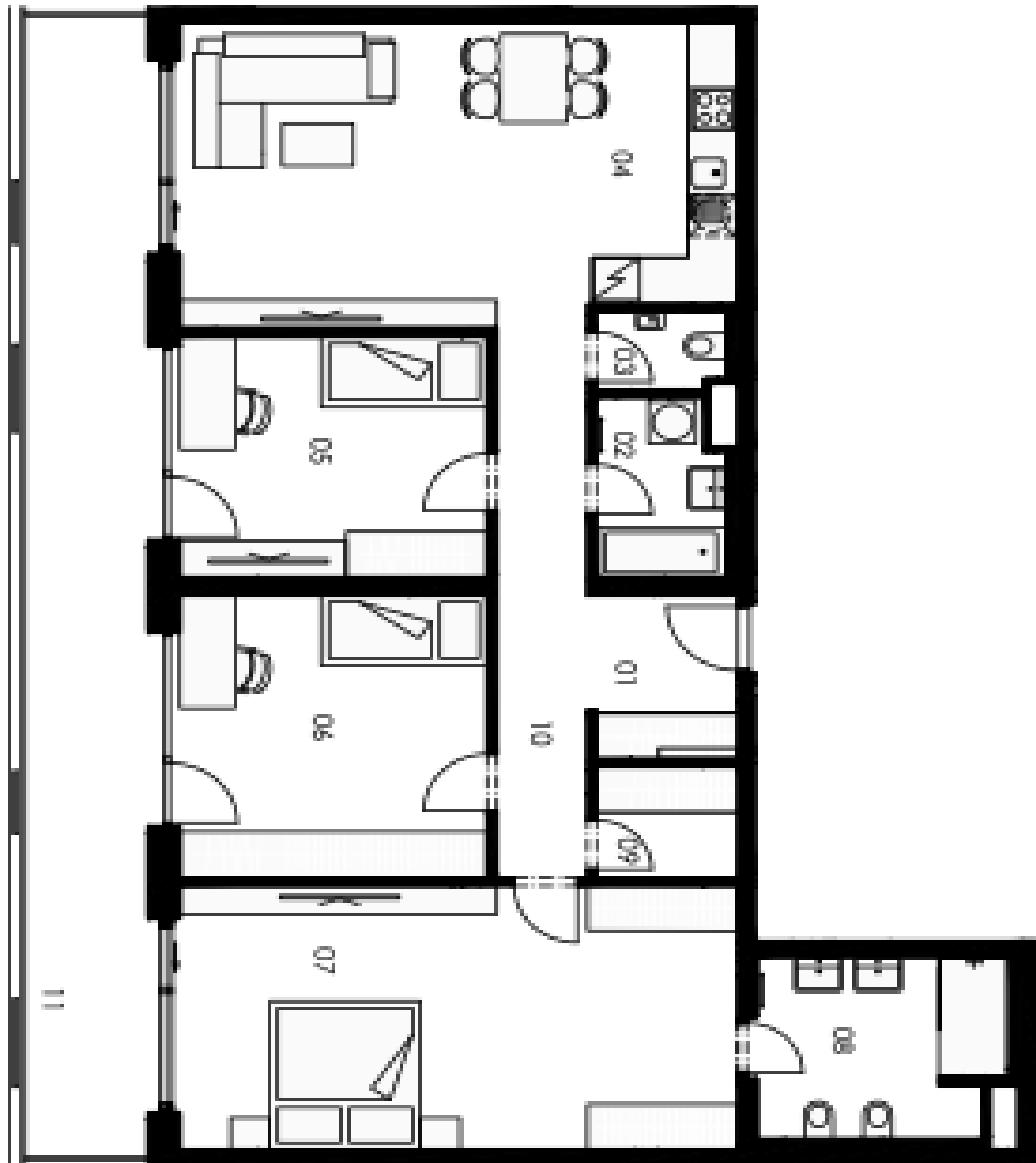
Price of a garage parking space EUR 24,000 incl. VAT.



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Sever