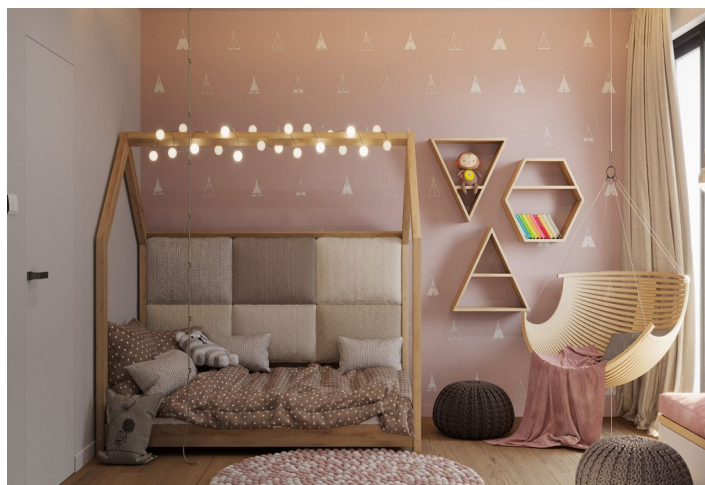




## Apartment Three-bedroom (4+1)

€ 626 900 | CZK 15 258 746

116 m², Bratislava II, Ružinov





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116 m<sup>2</sup>, Bratislava II, Ružinov

Total area	143 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
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.

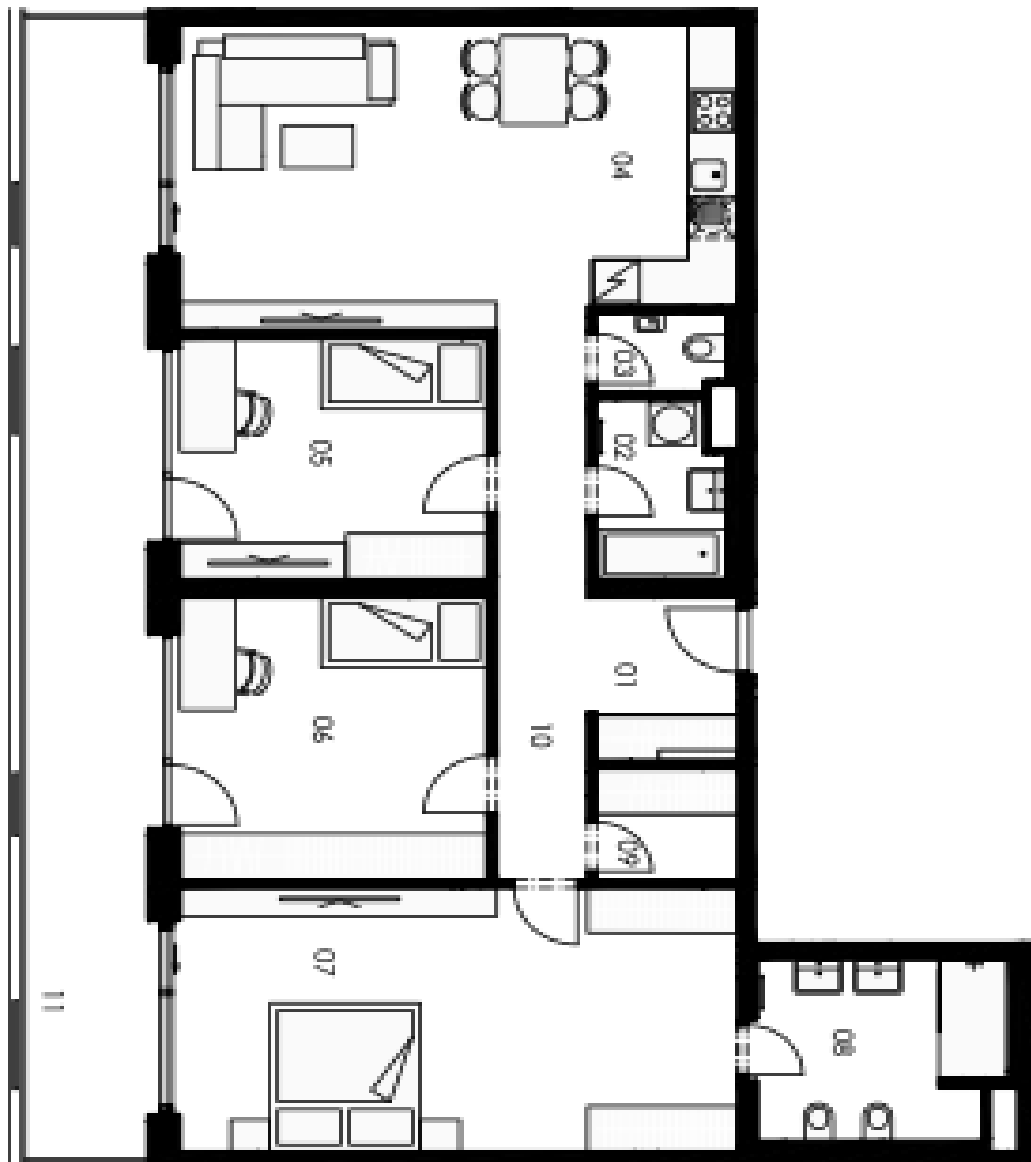
Price of a garage parking space EUR 24,000 incl. VAT.



## Apartment Three-bedroom (4+1)

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Sever