



## Apartment Two-bedroom (3+1)

€ 259 000 | CZK 6 499 605

68 m<sup>2</sup>, Bratislava II, Vrakuňa, Hradská





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Total area	105 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Front garden	38 m <sup>2</sup>
Parking	outdoor parking space
Cellar	-
PENB	A
Reference number	101409

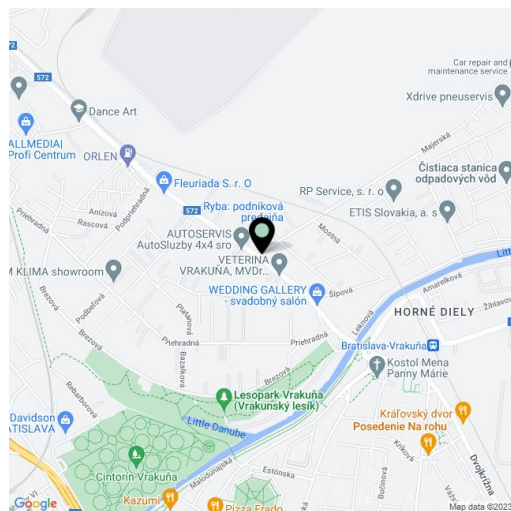
**This sunny 2-bedroom apartment for sale with a terrace and front garden is on the ground floor of a new building in Bratislava II.**

The layout of the apartment consists of an entrance hall, two separate bedrooms (one with access to the terrace), a living room with a kitchenette and access the terrace with a front garden, and a bathroom with a bathtub and a preparation for a toilet, sink, utility room with a gas boiler, and preparation for a washing machine. The price of the apartment includes its completion to a high standard and in the color selected by the buyer.

Facilities consist of **triple-glazed windows, underfloor heating, and its own Buderus boiler.** The apartment comes with **two parking spaces directly in front of the building for 2x EUR 10,000.** The building is located in a pleasant, **new gated condominium ideal for young families.**

The location offers complete amenities and good transport accessibility. Public transport stops, schools, shops, a kindergarten, fitness center, restaurants, cafes, and more are nearby, as is the promenade along the Little Danube, suitable for relaxation, walks, jogging, skating, or cycling.

Interior 68 m<sup>2</sup>, terrace 37 m<sup>2</sup>, front garden 38 m<sup>2</sup>.



\* 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.