



## Apartment Two-bedroom (3+1)

€ 259 000 | CZK 6 515 145

68 m², Bratislava II, Vrakuňa, Hradská





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Total area	105 m²
Floor area*	68 m²
Terrace	37 m²
Front garden	38 m²
Parking	outdoor parking space
Cellar	-
PENB	A
Reference number	101409

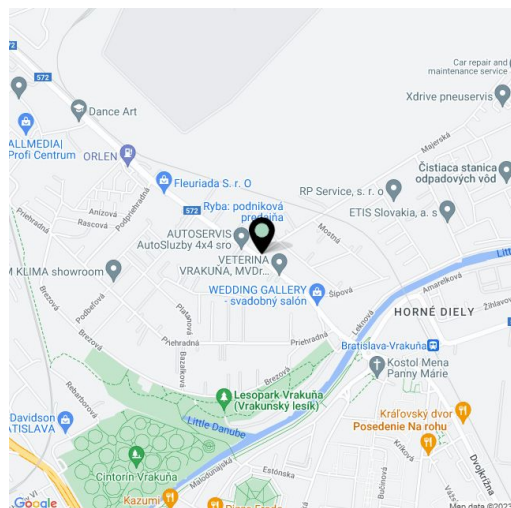
**This sunny 2-bedroom apartment for sale with a terrace and front garden is on the ground floor of a new building in Bratislava II.**

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 m², terrace 37 m², front garden 38 m².



\* 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.