



Apartment Three-bedroom (4+kk)

€ 399 000 | CZK 10 052 805

93.13 m², Bratislava IV, Záhorská Bystrica, Ota Holúška





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Total area	101 m²
Floor area*	93 m²
Balcony	8 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	105082

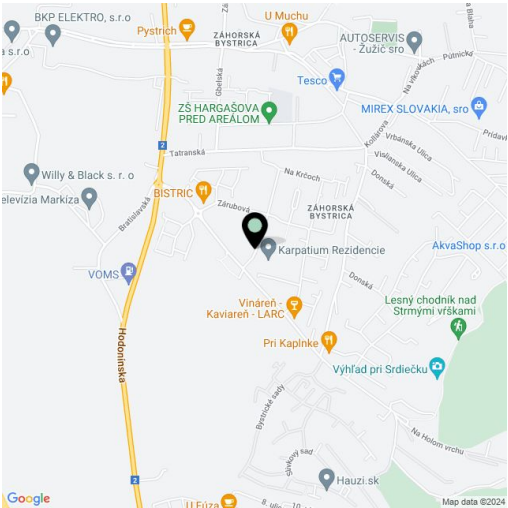
This southeast-facing fully furnished, bright 3-bedroom apartment, with a balcony, parking, and views of the Lesser Carpathians, is on the 4th floor of the Karpatium Residence located in Záhorská Bystrica, providing a peaceful, quiet environment as well as full civic amenities.

The layout of the apartment consists of an entrance hall with custom-made storage spaces, a living room with a kitchen and dining area with access to the balcony, a bedroom with a wardrobe, two additional rooms, a bathroom with a bathtub, shower, and toilet, and another separate toilet.

Facilities include aluminum windows with insulating triple glazing, exterior electric aluminum blinds, wooden parquet floors, underfloor heating or fan coil cooling. The kitchen is equipped with a bar area with a wine fridge, two built-in refrigerators with a freezer, a dishwasher, a hob, a microwave oven, and an oven.

The project has an impressive architecture and high-standard building materials, but also beautiful green inner courtyard, which includes a children's playground and a workout zone. Cafes, restaurants, shops, groceries, as well as an elementary school or kindergarten are in the immediate vicinity. The landscape of the Lesser Carpathians is within walking distance and offers opportunities for hiking or cycling.

The apartment also includes a cellar with an area of 2.6 m² and 2 large garage spaces for an additional fee.



* 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.

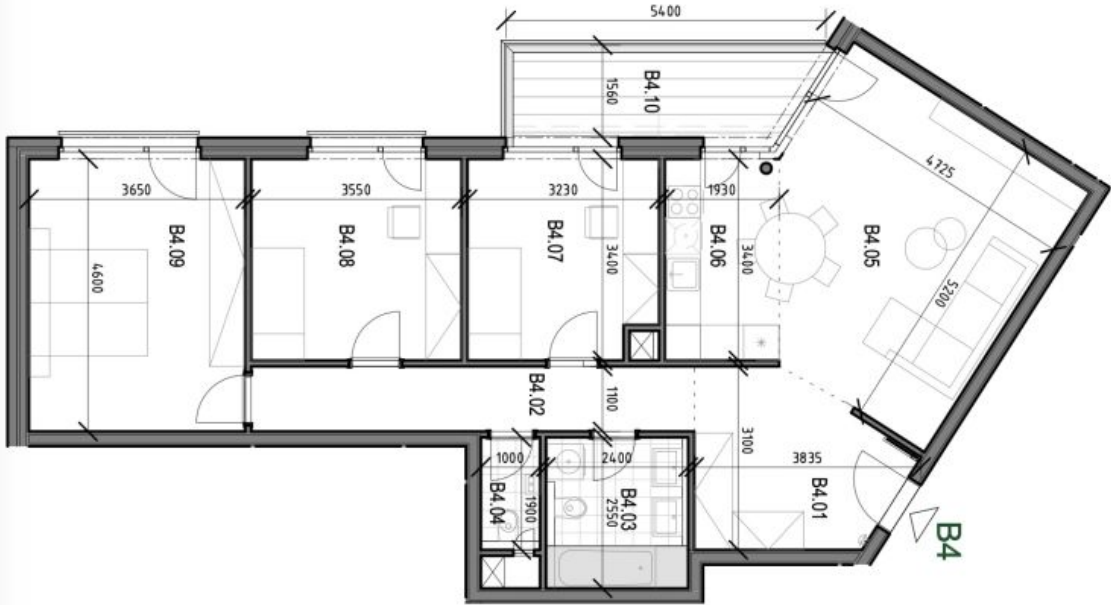


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UVEDENÉ ROZMERY SÚ PREDBEŽNÉ A NEMUSIA SA ZHODOVAŤ S REALIZÁCIOU. RIEŠENIE ZARIADENIA JE ILLUSTRACNÉ.



BYT – C5.B4

B4.01	CHODBA	9,33
B4.02	CHODBA	8,22
B4.03	KÚPEĽNÁ + WC	5,77
B4.04	WC	1,75
B4.05	OBÝVACIA IZBA + JEDÁĽEŇ	22,04
B4.06	KUCHYŇA	6,53
B4.07	IZBA	10,63
B4.08	IZBA	12,07
B4.09	IZBA	16,79
B4.10	BALKÓN	93,13

B4.10	BALKÓN	7,66
CELKOM		7,66
		100,79

4.NP



C5

