



Apartment Three-bedroom (4+kk)

Ask for price

120 m², Bratislava III, Nové Mesto, Jeséniova





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Total area	150 m ²
Floor area*	120 m ²
Terrace	21 m ²
Loggia	6 m ²
Parking	-
Garage	25 m ²
Cellar	3 m ²
PENB	A
Reference number	105090

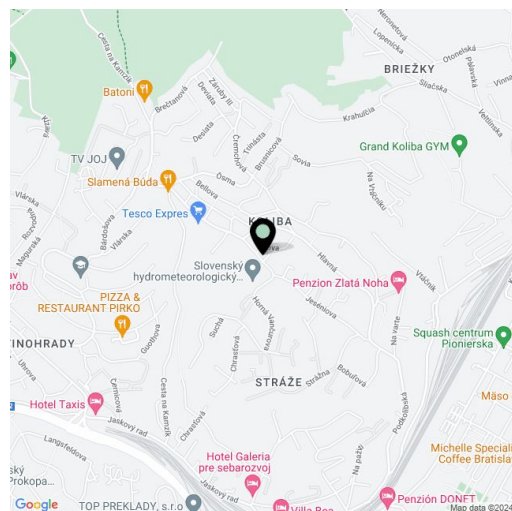
This spacious sunny apartment with panoramic views of the city, a terrace, and a large wardrobe is located in a sought-after part of Bratislava—Koliba. The apartment is located on the 1st raised floor out of four in a prestigious residential project and a protected enclosed, southeast-facing complex.

The total usable area is 150 m², of which 120 m² is the floor area of the apartment, 21 m² the **covered terrace**, and 6 m² the **loggia**. The open plan layout of the day zone of the apartment consists of a generous living room with access to the terrace and a kitchen. The apartment also has a master bedroom with access to the loggia, another 2 bedrooms, 2 bathrooms, a separate toilet, a **wardrobe**, and a laundry room.

The apartment includes a **cellar** on the utility floor with an area of 2.5 m² and **2 garage parking spaces** next to each other in the underground garage. The price for one garage space is EUR 30,000.

Facilities include Norwegian **aluminum windows**, **SAPELI entrance doors**, **wooden parquets** from **Parkett Designer**, and bathrooms with sanitary ware by **Villeroy & Boch** and **Domoss**. The designer exterior of the apartment building is modified with functional elements such as horizontally bent cornices, which ensure natural shading in the summer, a large area set aside for **greenery**, or an enclosed **children's playground**. The entire complex of apartment buildings is guarded by a **camera system**.

Koliba is one of the most prestigious parts of Bratislava. It boasts a winning combination of **proximity to the city center**, a well-developed infrastructure, and living in **close contact with nature** with breathtaking **views**. In the immediate vicinity is a private English kindergarten, or the intersection of Jeséniová and Podkolibská streets with public transport stops. The city center is less than 10 minutes away, and the main train station just 5 minutes by car.



* 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.