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# Apartment Three-bedroom (4+kk)

120 m², Bratislava III, Nové Mesto, Jeséniova

### Ask for price











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 **Brno** +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 30. 05. 2025, 00:30

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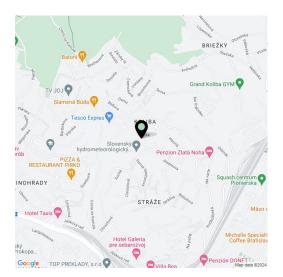


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Total area	150 m²
Floor area*	120 m²
Terrace	21 m²
Loggia	6 m²
Parking	-
Garage	25 m²
Cellar	3 m²
PENB	A
Reference number	105090



\* 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 sunny apartment with panoramic views of the city, a terrace, and a large wardrobe is located in a soughtafter 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, southest-facing complex.

The total usable area is 150 m<sup>2</sup>, of which 120 m<sup>2</sup> is the floor area of the apartment, 21 m<sup>2</sup> the **covered terrace**, and 6 m<sup>2</sup> 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  $2.5 \text{ m}^2$  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.

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