



## Apartment One-bedroom (2+kk)

€ 258 431 | CZK 6 518 922

53.7 m<sup>2</sup>, Bratislava V, Petržalka, Fialová





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Total area	65 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	20 000 EUR
Garage	Yes
Cellar	-
PENB	A
Reference number	105582

This sunny 1-bedroom apartment in a new building with a west-facing balcony offers relaxed living with many parks in the popular new neighborhood of Slnecnice - Viladomy. The apartment is suitable for families with children.

The layout of the apartment consists of an entrance hall with space for a wardrobe, a bathroom with a bathtub, a separate toilet, a kitchen with space for a dining area, a living room, and a bedroom with space for two wardrobes. **Both rooms have access to a west-facing balcony.** It is possible to buy a parking space in an underground garage for EUR 20,000/space.

Facilities consist of laminate floors, triple-glazed plastic windows, a preparation for exterior blinds, entrance fire safety doors, interior doors, **central heating**, a heated towel rail in the bathroom, a **preparation for air-conditioning**, an intercom, and a preparation for a video doorman.

This rapidly developing new district of **Slnecnice** has quickly become popular among those interested in new housing due to its quiet location, **proximity to nature and a forest**, children's playground, **sports opportunities** on the embankment, and sports center. Besides the quality of the **urban architecture**, the excellent civic amenities, **private kindergarten** on the ground floor of the building, and good accessibility by public transport and car make it a great place to live.

Interior 52 m<sup>2</sup>, balcony 13 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.