



## Apartment Two-bedroom (3+kk)

€ 337 077 | CZK 8 467 374

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





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Total area	97 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	20 000 EUR
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	A
Reference number	105587

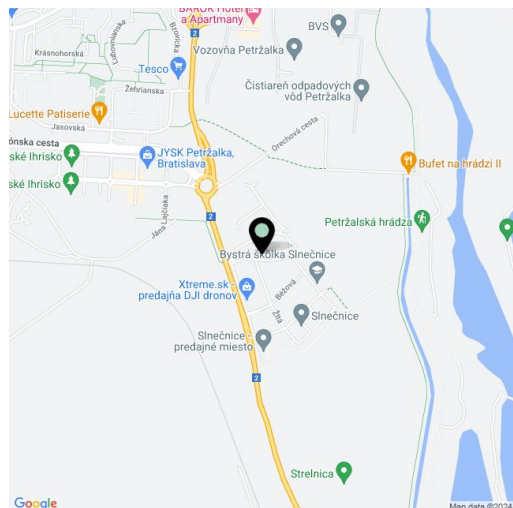
**This sunny 2-bedroom apartment in a new building with a west-facing balcony offers relaxed living with many parks in the popular new neighborhood of Slnecnice - Viladomy. The apartment is suitable for families with children.**

The functional 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 master bedroom with space for a wardrobe. Each room has access to the **spacious balcony**. The apartment has a **cellar storage unit** and 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.

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

Interior 78 m<sup>2</sup>, balcony 17 m<sup>2</sup>, cellar 2 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.