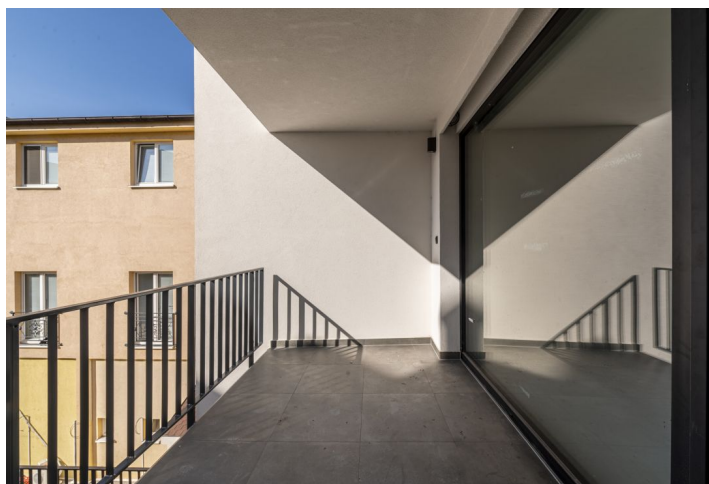




## Apartment Two-bedroom (3+kk)

€ 205 225 | CZK 5 165 513

75.87 m<sup>2</sup>, Malacky, Mierové námestie





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Total area	88 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	1x garage space for EUR 15,900
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	106553

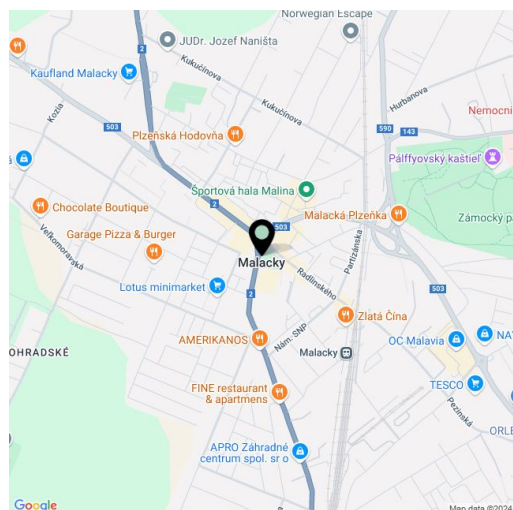
This 2-bedroom air-conditioned apartment with a balcony and underfloor heating is part of a new residential project in the center of Malacky. In addition to pleasant urban living, it will feature a shopping arcade within the complex and a variety of services in the immediate vicinity.

The apartment's layout includes an entrance hall with space for a wardrobe, a living room, a bedroom with access to the balcony, a 2nd bedroom, a laundry room, a separate toilet with a sink, and a bathroom with a preparation for a bathtub.

Facilities include security fire-resistant doors, triple-glazed windows, underfloor heating, a preparation for air-conditioning and exterior electric blinds, individual heating regulation in each room, an Internet connection, and aluminum blinds. The apartment also comes with a cellar storage unit and a parking space in the building's basement for an additional fee.

The urban center of Malacky offers complete civic amenities as well as an adjacent park for active sports activities. The multifunctional building will also include its own shopping center. Living in the city center provides extensive opportunities for cultural and social activities, shopping, and entertainment. Another advantage is the close, quick, and direct transport connection to the highway, with Bratislava just a 20-minute drive away.

Interior area: 74 m<sup>2</sup>, balcony: 4 m<sup>2</sup>, cellar: 3 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.



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### REZIDENCIA SEVERÍN

BYT	P3 3.NP	3 - izbový
01	vsľup	5,98 m <sup>2</sup>
02	kúpeľňa	5,37 m <sup>2</sup>
03	izba	14,48 m <sup>2</sup>
04	izba	12,69 m <sup>2</sup>
05	wc	1,71 m <sup>2</sup>
06	chodba	6,20 m <sup>2</sup>
07	kuchyňa	7,92 m <sup>2</sup>
08	obývací izba pivničná kója PK 3.43	17,14 m <sup>2</sup> 4,38 m <sup>2</sup>
<b>CELKOM</b>		<b>75,87 m<sup>2</sup></b>
terasa		8,06 m <sup>2</sup>

