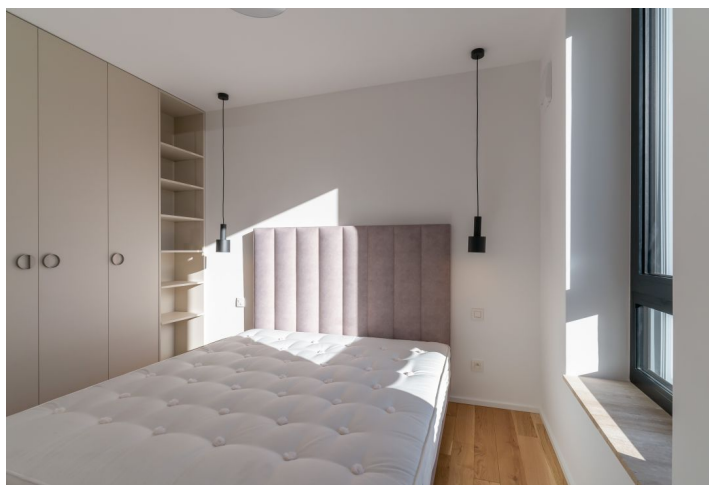




## Apartment Two-bedroom (3+kk)

€ 299 999 | CZK 7 525 475

59.01 m<sup>2</sup>, Bratislava II, Podunajské Biskupice, Podunajská





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|                  |                     |
|------------------|---------------------|
| Total area       | 65 m <sup>2</sup>   |
| Floor area*      | 59 m <sup>2</sup>   |
| Balcony          | 6 m <sup>2</sup>    |
| Parking          | 25 000 - 25 000 EUR |
| Cellar           | -                   |
| PENB             | A                   |
| Reference number | 107160              |

**Designer 2-bedroom apartment in a unique energy-efficient apartment building, which received the prestigious architecture award. The apartment is characterized by a minimalist and timeless design, superior facilities, and a practical layout. Located close to Ružinov, only 10 minutes from the center of Bratislava.**

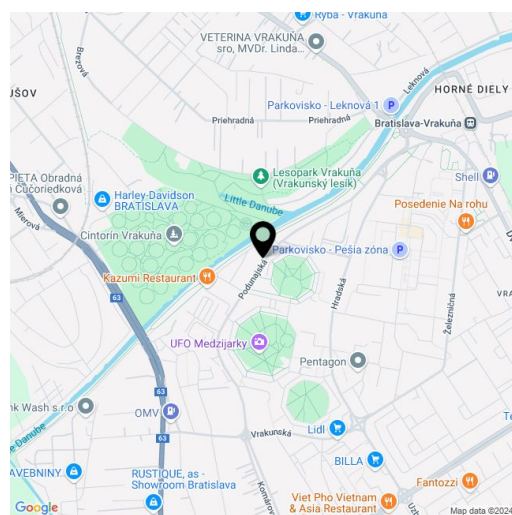
The apartment's layout consists of a spacious entrance hall with a custom built-in wardrobe, a bathroom with a bathtub and toilet, a living room with a kitchen equipped with **BOSCH** appliances and a dining area, a bedroom, and a children's room. The living room has access to a **south-facing balcony**.

The apartment is fully furnished and custom designed. Facilities include aluminum insulated triple-glazed windows, HIDE Reverz frameless interior doors, heat recovery, ceiling cooling, **underfloor heating**, **exterior aluminum electric blinds**, hardwood oak floors, a video doorman, **Villeroy & Boch** and **Hansgrohe** sanitary ware, Casca lighting, and fire safety doors. The apartment comes with a parking space at an additional fee. By purchasing the apartment, the new owners will receive a share in the common areas.

The location offers a full range of services and civic amenities, sports activities, and lovely walks along the Little Danube. Public transport stops and access to the D1 and D4/R7 highways are in close proximity.

Apartment price EUR 299,999 plus VAT.

Parking space price EUR 25,000 plus VAT.



\* 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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