



## Apartment One-bedroom (2+kk)

€ 249 900 | CZK 6 240 003

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





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Total area	43 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Loggia	2 m <sup>2</sup>
Parking	25 000 - 25 000 EUR
Cellar	-
PENB	A
Reference number	107227

**Designer one-bedroom apartment in a unique energy-efficient apartment building that received the 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.**

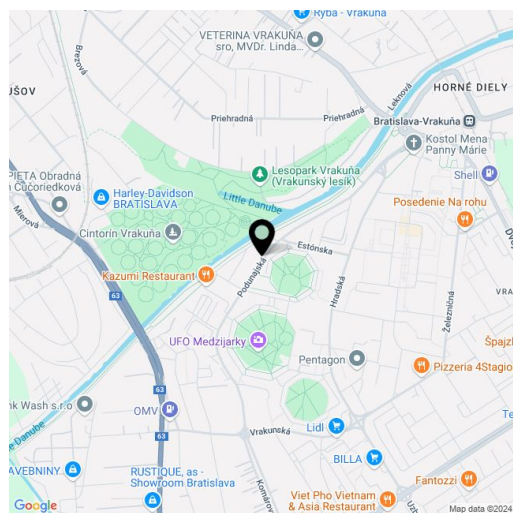
The apartment's layout consists of a spacious entrance hall with a custom built-in wardrobe, a bathroom with a bathtub and toilet, a living room with a kitchen equipped with **BOSCH** appliances and a dining area, and a bedroom. The living room has access to a **east-facing balcony**.

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 249,900 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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