



## Apartment One-bedroom (2+kk)

Ask for price

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





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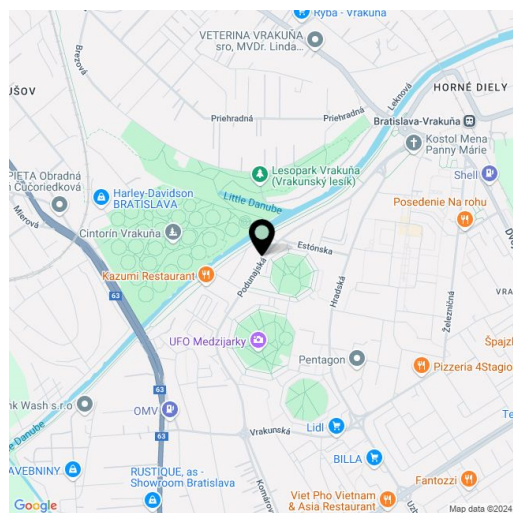
Total area	80 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
Parking	25 000 - 25 000 EUR
Cellar	-
PENB	A
Reference number	107228

**This designer loft with a generous terrace and a clear two-story height is part of a unique energy-efficient apartment building, which received the prestigious architecture award. The apartment features a minimalist and timeless design, superior facilities, and a practical layout. Located close to Ružinov, only 10 minutes from the center of Bratislava.**

The layout of the apartment consists of a spacious entrance hall with a built-in wardrobe, a living room connected to the kitchen with **BOSCH** appliances and a dining area, a bathroom with a bathtub and toilet, and a bedroom on the landing. The living room has access to a large **southeast-facing terrace** (33 m<sup>2</sup>). The building additionally offers privacy and communal spaces such as a garden with a gazebo.

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**, MAPEI lacquered levelling coated 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.



\* 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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