



## Apartment One-bedroom (2+kk)

€ 349 000 | CZK 8 714 530

59.2 m<sup>2</sup>, Bratislava II, Ružinov





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Total area	91 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Loggia	27 m <sup>2</sup>
Parking	32 000 EUR
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	A
Reference number	107738

\* 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.

**This sunny one-bedroom apartment in Bratislava's emerging downtown is located in a project just a stone's throw from the Eurovea shopping mall. A fitness & spa, restaurants, or kindergarten are planned in the building.**

The layout of the unit consists of an entrance hall, a hallway, a wardrobe, a separate toilet, a bathroom, a spacious bedroom, and a **20 m<sup>2</sup>** living room connected to the kitchen and dining area. Both rooms and the kitchen have access to the **southwest-facing terrace**, where new owners can enjoy the sunsets and sun's rays all day long. The apartment comes with a prefabricated cellar and a spacious garage parking space in the basement of the building at an additional fee.

Facilities include aluminum **insulating triple glazing**, air-conditioning, ceiling cooling, **underfloor heating**, and fire safety doors. All residential and interior partitions are brick. The clear height in the living rooms is 3.25 m. The common areas will be equipped with tiles, carpets, a reception, and CCTV. The project includes a children's nursery, a **fitness & spa center**, and restaurants.

The new location offers all kinds of services, including sports activities and walks along the Danube River. The OC Eurovea and Nivy malls boast a number of quality cafés, bistros, and restaurants. Another added value is its walkability to the historic center. In the immediate vicinity, we can find public transport stops as well as a direct connection to the D1 highway.

Price of the unit and cellar storage EUR 349,900 with VAT.

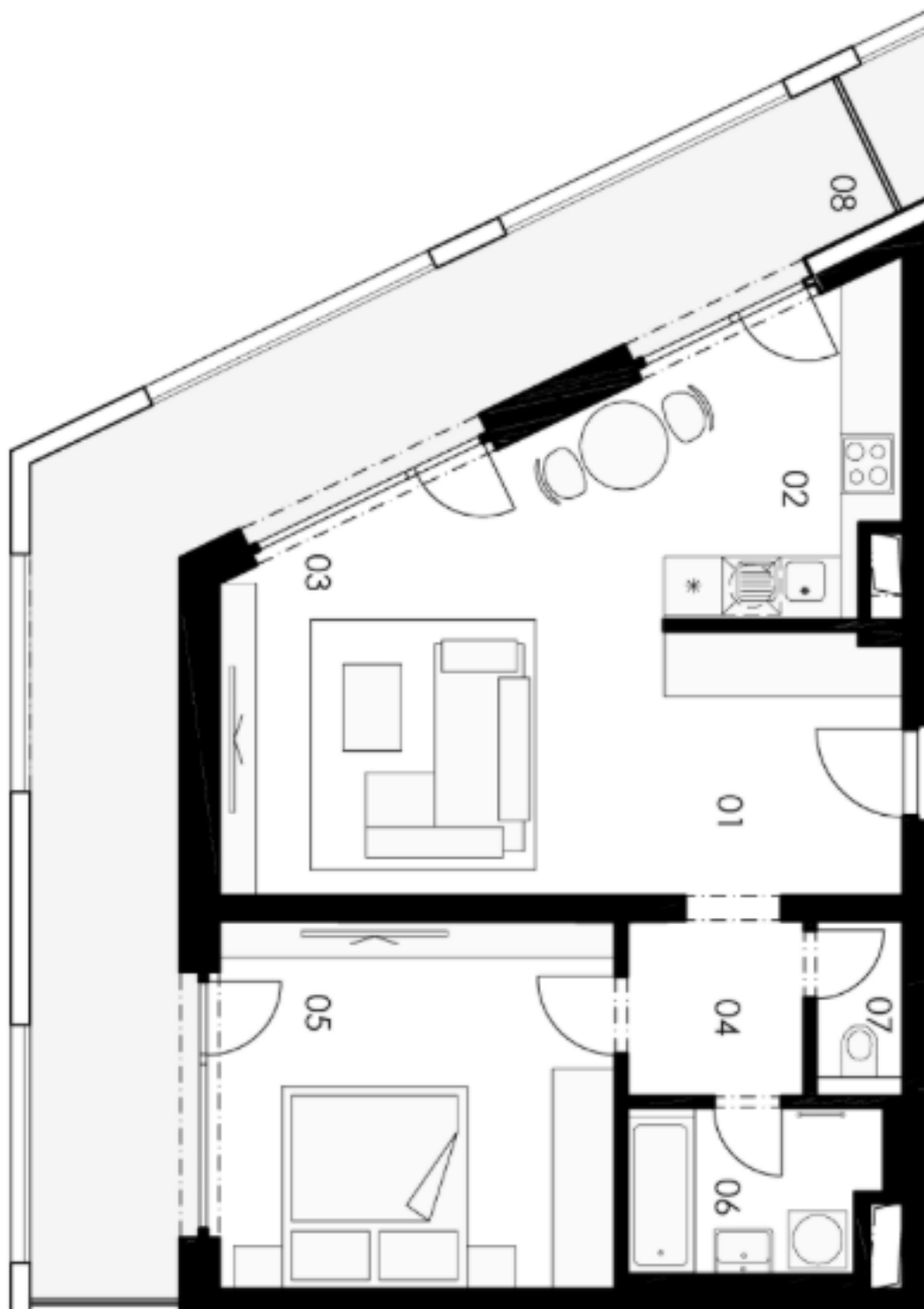
Garage parking space price EUR 32,000 with VAT.



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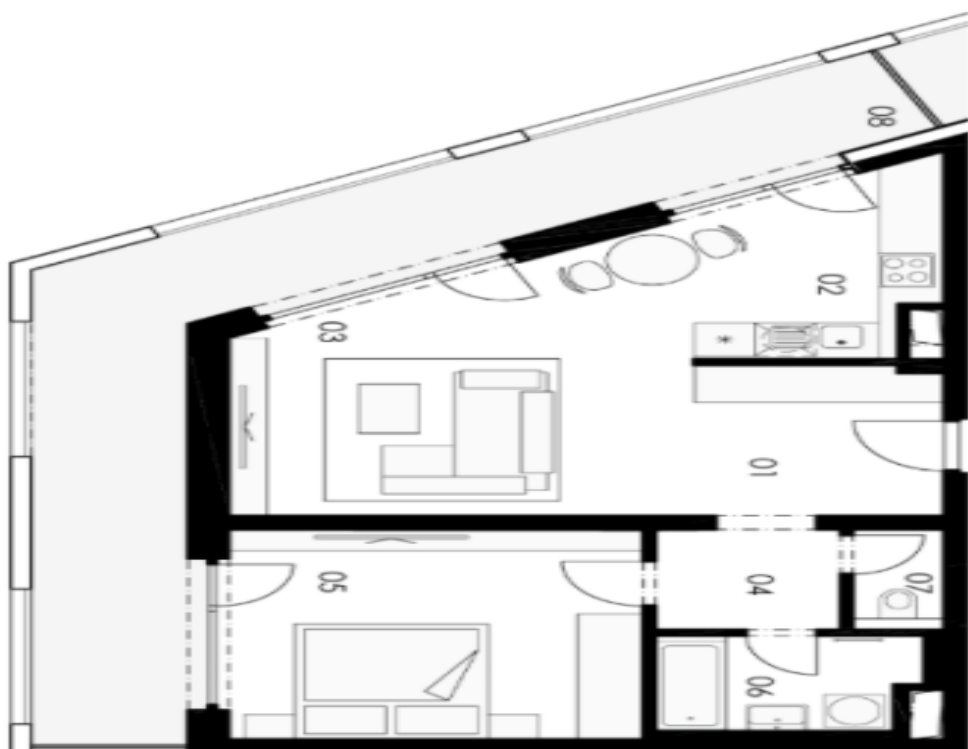




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Sever

01. Vstupná hala	6,90 m <sup>2</sup>
02. Kuchynský kút	7,60 m <sup>2</sup>
03. Obývacia izba	20,20 m <sup>2</sup>
04. Chodba	3,30 m <sup>2</sup>
05. Izba	15,90 m <sup>2</sup>
06. Kúpeľňa	4,30 m <sup>2</sup>
07. WC	1,50 m <sup>2</sup>
<b>Plocha interiéru</b>	<b>59,70 m<sup>2</sup></b>
08. Balkón	27,60 m <sup>2</sup>

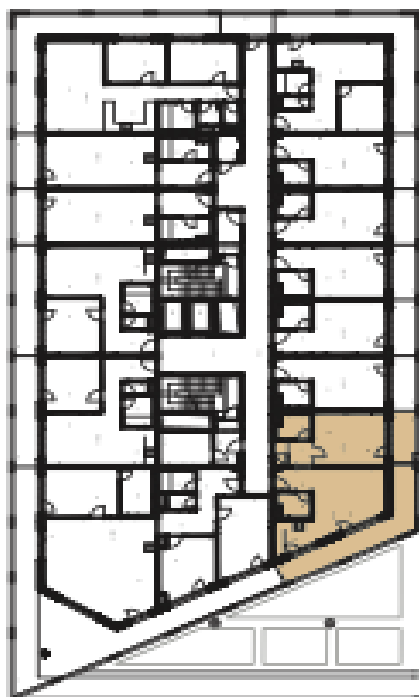


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# UMIESTNENIE UBYTOVACEJ JEDNOTKY NA PODLAŽÍ





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### PIVNICA PRISLUCHAJÚCA K UBYTOVACEJ JEDNOTKE



Pivnica sa nachádza na  
2. podzemnom podlaží

Plocha: 3,90 m<sup>2</sup>

