



Apartment Four-bedroom (5+kk)

Ask for price

291.6 m², Bratislava II, Ružinov, Pribinova





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Total area	511 m ²
Floor area*	292 m ²
Terrace	219 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	107847

Luxury duplex located on the 6th and 7th floors of the residential project, which elegantly lines the Danube riverfront. Its exceptionally spacious terrace offers unobstructed views of the river and its excellent location directly next to the Eurovea shopping center guarantees perfectly comfortable urban living.

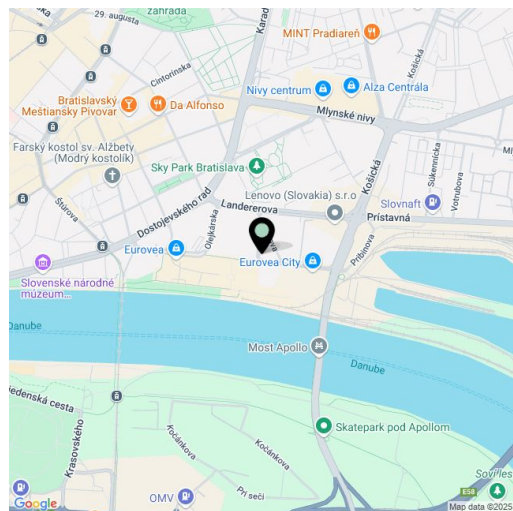
On the ground floor, there is a generous hallway, a study or guest bedroom with an en-suite bathroom, as well as a separate walk-in wardrobe, a toilet, and a storage room. The duplex's main feature is the spacious living room connected to the kitchen and dining area with several accesses to the **192 m² south-facing terrace**—an ideal place to relax overlooking the Danube River and its floodplain forests.

Upstairs are three bedrooms, each with a separate wardrobe, a bathroom, and a toilet. One bathroom has a bathtub; the remaining two have showers. A **glazed staircase** connects the two floors and allows for pleasant light to permeate the space.

The duplex is currently available as an unfinished apartment, which includes **large-format aluminum triple-glazed windows**, high ceilings, a preparation for a smart home system, air-conditioning, and individual heating control. Security and privacy are guaranteed by the low number of apartments per floor, exclusive common areas, and direct access to the Eurovea shopping center with a wide range of services. It is possible to buy parking spaces in the basement.

The location in the heart of Bratislava's downtown offers everything you need: complete urban amenities, educational and medical facilities, sports grounds, and shopping opportunities. Evening walks along the **Danube promenade** and easy access to the historic center are also major advantages.

Interior 291.6 m² , terrace 219 m²



* 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.



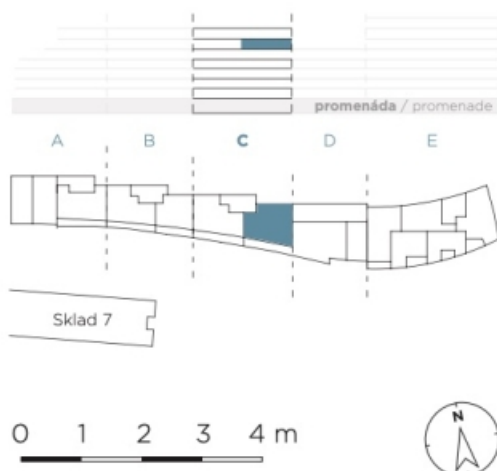
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RIVERSIDE



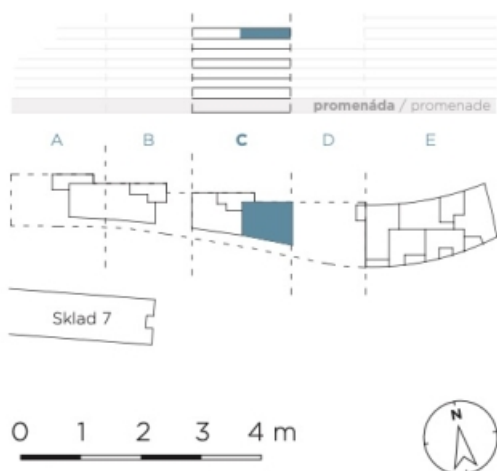
01	PREDSIEŇ / HALL	11,5 m ²
02	OBÝVACIA IZBA / LIVING ROOM	44,9 m ²
03	KUCHYŇA / KITCHEN	24,0 m ²
04	JEDÁLEŇ / DINING ROOM	11,7 m ²
05	PRACOVŇA / HOME OFFICE	16,8 m ²
06	CHODBA / CORRIDOR	14,7 m ²
07	ŠATNÍK / CLOSET	8,2 m ²
08	SKLAD / STORAGE	2,2 m ²
09	KÚPEĽŇA S WC / BATHROOM + WC	4,6 m ²
10	KÚPEĽŇA S WC / BATHROOM + WC	2,1 m ²
11	SCHODISKO / STAIRS	11,0 m ²
12	TERASA / TERRACE	192,1 m ²
13	KVETINÁČ / PLANT POT	27,2 m ²



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RIVERSIDE

14	CHODBA / CORRIDOR	12,6 m ²
15	IZBA / ROOM	21,6 m ²
16	IZBA / ROOM	18,3 m ²
17	IZBA / ROOM	19,8 m ²
18	SKLAD / STORAGE	5,5 m ²
19	ŠATNÍK / CLOSET	13,3 m ²
20	ŠATNÍK / CLOSET	8,2 m ²
21	ŠATNÍK / CLOSET	11,1 m ²
22	KÚPEĽŇA S WC / BATHROOM + WC	17,3 m ²
23	KÚPEĽŇA S WC / BATHROOM + WC	6,1 m ²
24	KÚPEĽŇA S WC / BATHROOM + WC	6,1 m ²