



## Apartment Four-bedroom (5+kk)

Ask for price

162.7 m<sup>2</sup>, Bratislava II, Ružinov , Pribinova





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Total area	244 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Terrace	76 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	107915

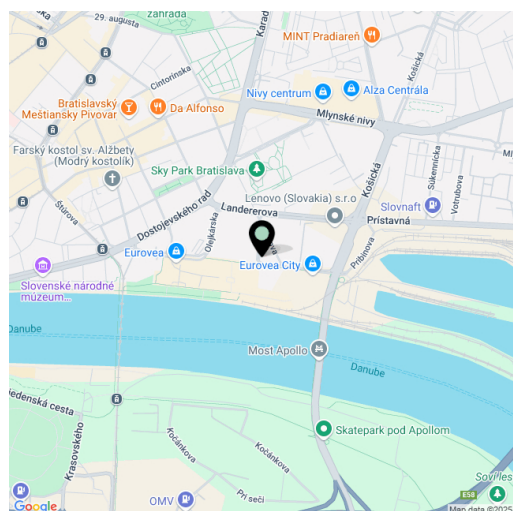
**Beautiful four-bedroom apartment with a large terrace (75.6 m<sup>2</sup>) situated on the 4th floor of a project with an exceptional location directly on the banks of the Danube River. Elegant architecture, magnificent views, and direct access to the Eurovea shopping center create a perfect blend of urban comforts and timeless luxury.**

The entrance hall offers storage space, a closet, and a separate guest toilet. The spacious living room is connected to the kitchen and dining area, where **glass walls** flood the space with natural light. The **southeast-facing** terrace is fitted with a pergola, exterior lighting, and a water and electrical connection. The apartment has two spacious rooms, one of which has access to the loggia. One bedroom faces south and the other west with access to the terrace. The apartment has up to 3 bathrooms.

Facilities include **wooden floors**, gres tiles in the bathrooms, flushless interior doors with hidden hinges, and aluminium triple-glazed windows, which ensure not only elegance, but also maximum comfort and thermal insulation. High ceilings enhance the feeling of airiness. A preparation for **smart home** technology, individual heating control, and integrated **air-conditioning** create a perfect level of comfort. Privacy is ensured in this project due to the limited number of apartments per floor.

The location **in the heart of Bratislava's downtown** offers everything modern life requires: immediate access to amenities, educational, cultural, and medical facilities, sports grounds, and shopping opportunities. A direct link to the Eurovea shopping center allows residents immediate access to premium boutiques, fine dining restaurants, and services.

It is possible to purchase a parking space in a monitored underground garage, where the entrance is secured by a 24/7 camera system and contactless access cards.



\* 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.



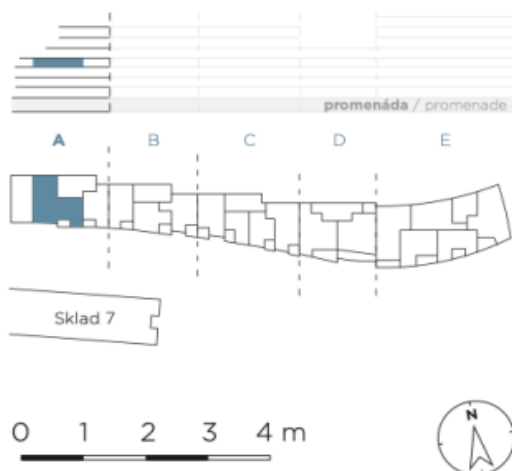
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RIVERSIDE



01	PREDSIEŇ / HALL	7,4 m <sup>2</sup>
02	OBÝVACIA IZBA / LIVING ROOM	35,9 m <sup>2</sup>
03	KUCHYŇA / KITCHEN	10,2 m <sup>2</sup>
04	IZBA / ROOM	15,1 m <sup>2</sup>
05	IZBA / ROOM	17,3 m <sup>2</sup>
06	IZBA / ROOM	12,7 m <sup>2</sup>
07	IZBA / ROOM	22,7 m <sup>2</sup>
08	CHODBA / CORRIDOR	13,6 m <sup>2</sup>
09	CHODBA / CORRIDOR	6,0 m <sup>2</sup>
10	SKLAD / STORAGE	4,4 m <sup>2</sup>
11	KÚPEĽŇA S WC / BATHROOM + WC	5,4 m <sup>2</sup>
12	KÚPEĽŇA S WC / BATHROOM + WC	4,8 m <sup>2</sup>
13	KÚPEĽŇA S WC / BATHROOM + WC	5,1 m <sup>2</sup>
14	WC / WC	2,1 m <sup>2</sup>
15	LOGGIA / LOGGIA	5,4 m <sup>2</sup>
16	TERASA / TERRACE	75,6 m <sup>2</sup>