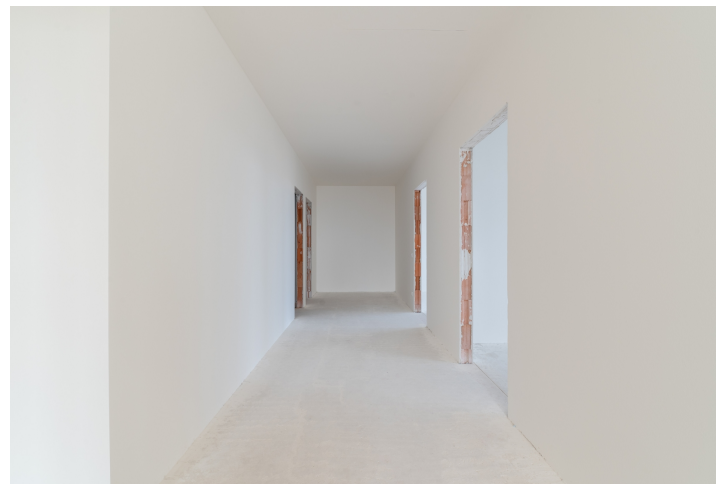




## Apartment Three-bedroom (4+kk)

€ 849 900 | CZK 21 222 003

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





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Total area	195 m <sup>2</sup>
Floor area*	146 m <sup>2</sup>
Loggia	43 m <sup>2</sup>
Parking	Garage parking space price EUR 32,000 with VAT
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	A
Reference number	108028

\* 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.

**Spacious three-bedroom unit on the 8th floor of a project just a stone's throw from the Eurovea OC mall in Bratislava's newly emerging downtown. The studio is sold a in shell & core state and features a generous south-facing terrace.**

The layout of the studio consists of an entrance hall, a separate toilet, a bathroom, a generous bedroom with an en-suite bathroom, a 46 m<sup>2</sup> living room connected to the kitchen and dining area, and two bedrooms. All four rooms have access to the **terrace** with a SE, SW and SW orientation, where new owners will enjoy the morning sunrise. The apartment comes with a prefabricated cellar and a spacious garage parking space in the basement of the building at an additional fee.

The unit's facilities include **aluminum triple glazing**, air-conditioning, ceiling cooling, **underfloor heating**, and fire safety doors. All residential and interior partitions are brick. The clear height is about 3.25 m. Common areas will be equipped with tiles, carpets, a reception, and CCTV. In the future, the project will add a children's nursery, fitness & spa center, and restaurants.

This new vibrant location offers all kinds of services including sports activities or walks by the Danube River. The OC Eurovea and Niva shopping mall have standout amenities, with a number of quality cafes, bistros, and restaurants. Another added value is the 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 studio with a cellar EUR 849,900 with VAT  
Price for the garage parking space EUR 32,000 with VAT



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Sever

01. Vstupná hala

12,50 m<sup>2</sup>

02. Kúpeľňa

3,60 m<sup>2</sup>

03. Izba

18,40 m<sup>2</sup>

04. Obývacia izba + Kuchynský kút

46,30 m<sup>2</sup>

05. Izba

18,90 m<sup>2</sup>

06. Izba

18,40 m<sup>2</sup>

07. Chodba

13,00 m<sup>2</sup>

08. Šatník

4,40 m<sup>2</sup>

09. Kúpeľňa

5,80 m<sup>2</sup>

10. WC

2,30 m<sup>2</sup>

11. Šatník

2,70 m<sup>2</sup>

**Plocha interiéru**

**146,30 m<sup>2</sup>**

12. Balkón

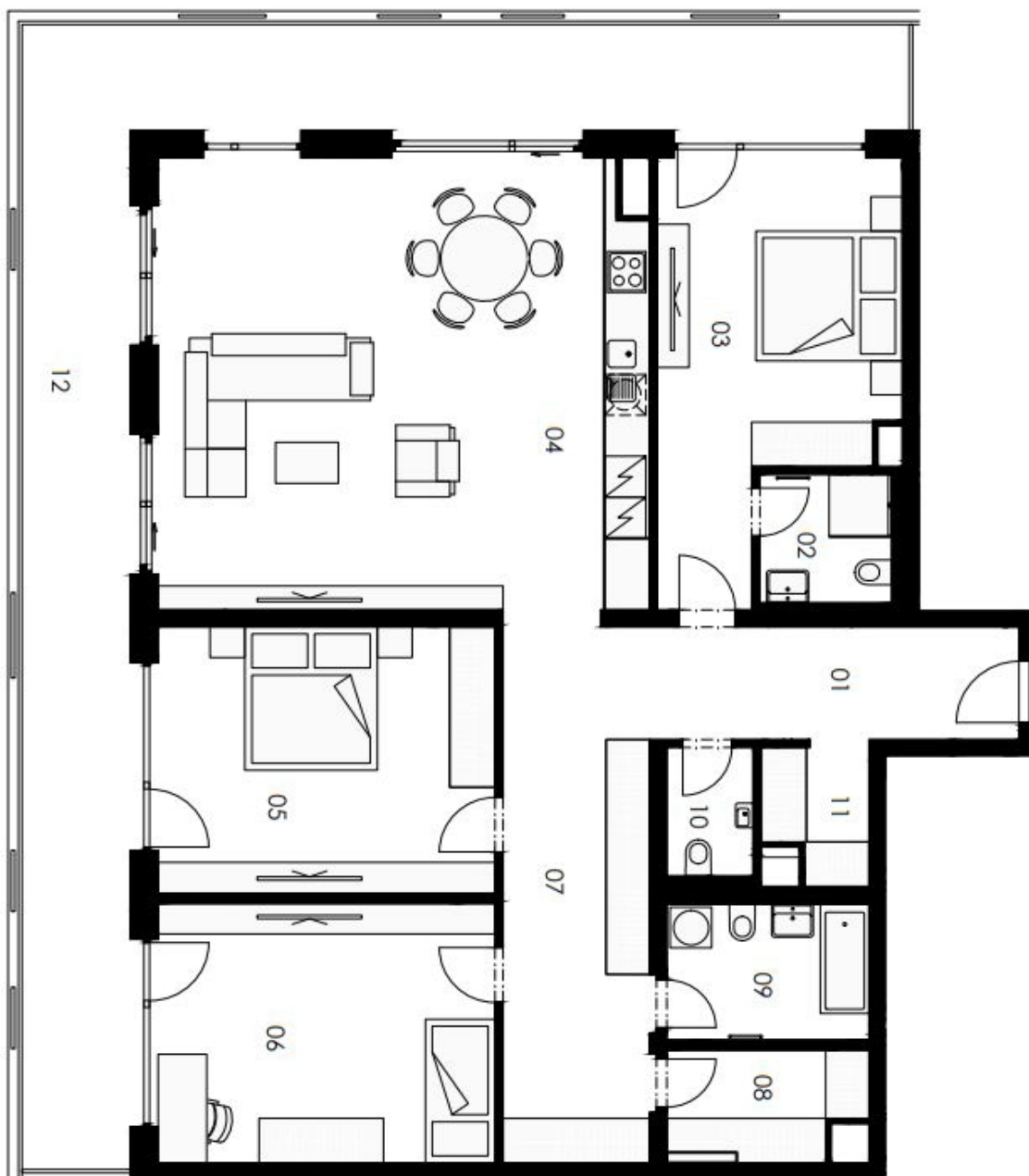
43,40 m<sup>2</sup>



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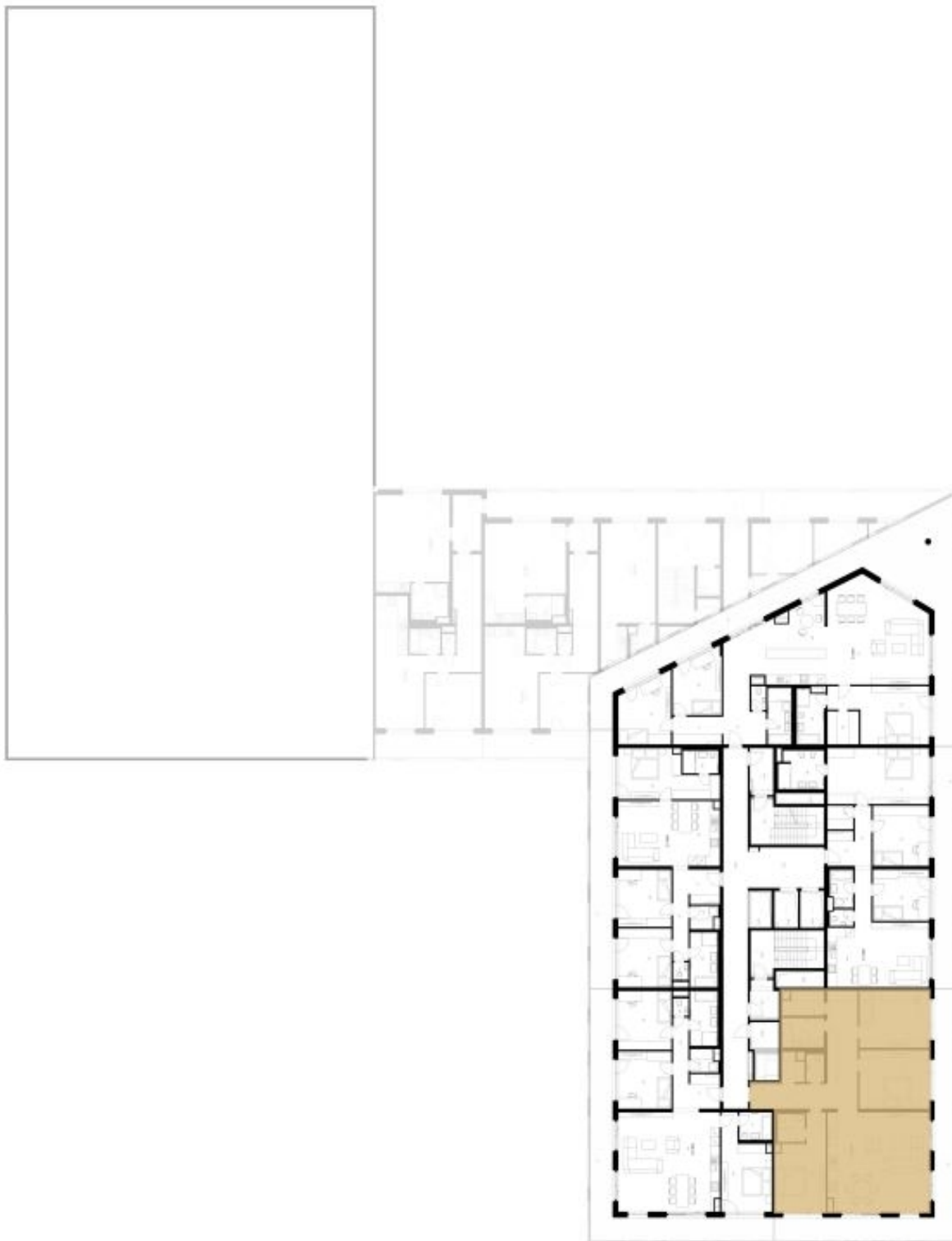
Sever



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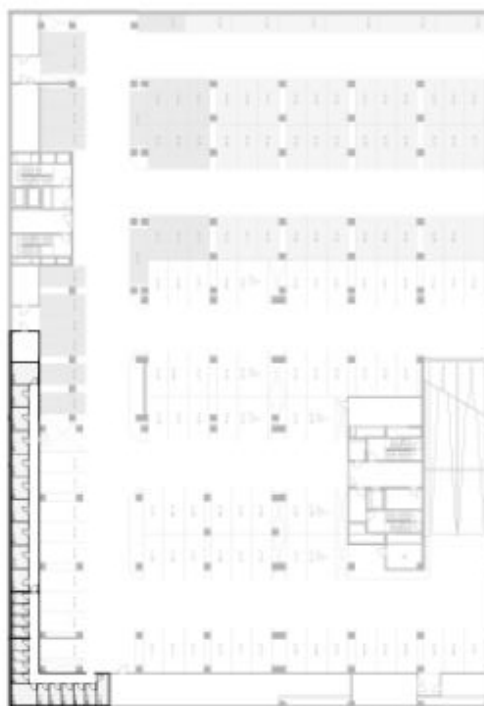


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€ 849 900 | CZK 21 222 003

### PIVNICA PRISLÚCHAJÚCA K BYTU



Pivnica sa nachádza  
na 1. podzemnom podlaží.

Plocha : 5,30 m<sup>2</sup>

