



## Apartment Studio (1+kk)

€ 170 000 | CZK 4 264 450

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





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Total area	37 m <sup>2</sup>
Floor area*	26 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking space price EUR 32,000
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	A
Reference number	108035

\* 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 studio unit with a loggia in Bratislava's newly emerging downtown located in a project just a stone's throw from the Eurovea shopping mall.

The layout of the studio consists of an entrance hall which is also a day and night area, and a bathroom with a toilet. The space is unobtrusively connected to the kitchen. The studio comes with 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 Nivy 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.

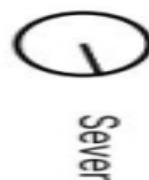
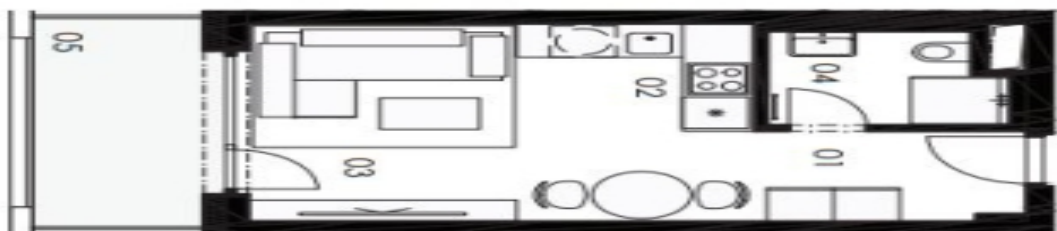
Price of the studio with a cellar EUR 170,000 with VAT  
Price for the garage parking space EUR 32,000 with VAT



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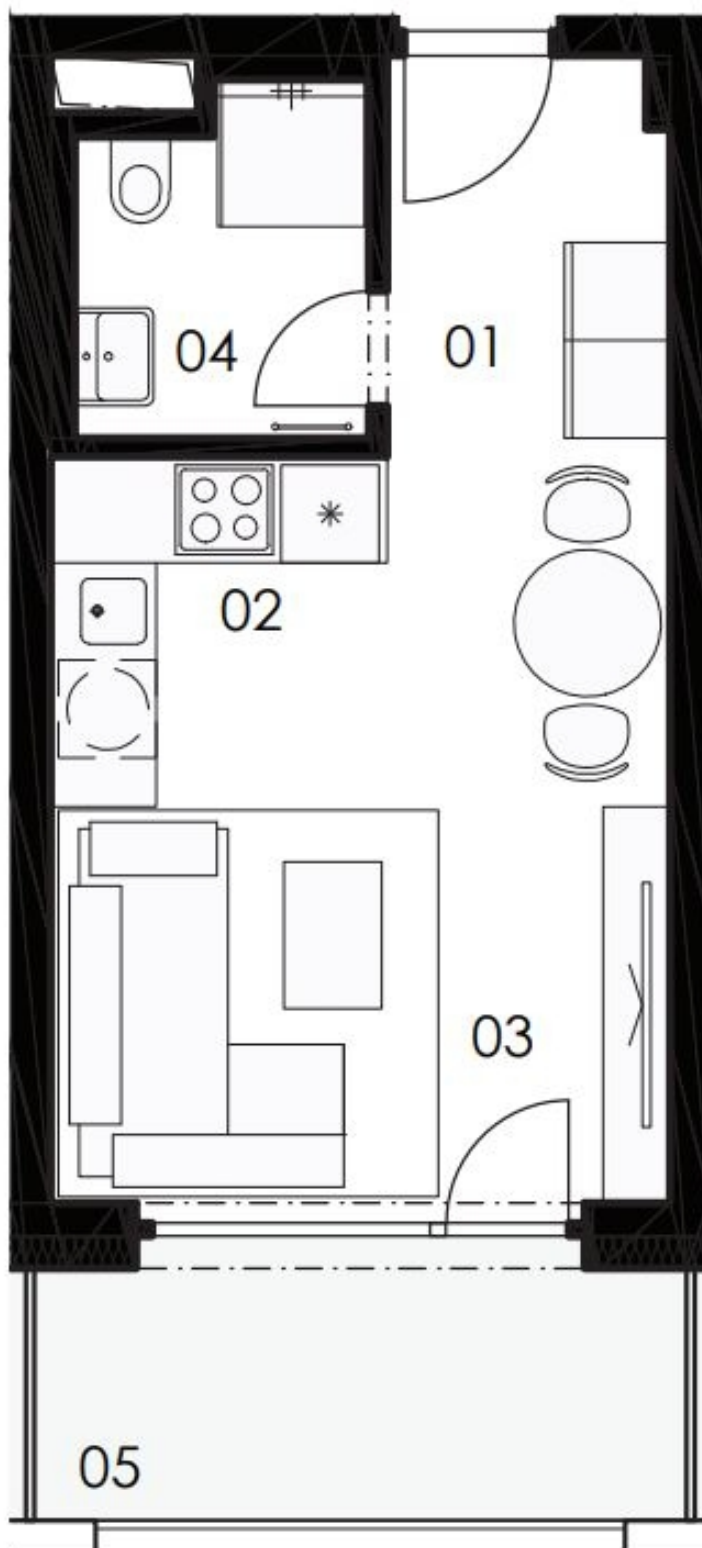
01. Vstupná hala	4,20 m <sup>2</sup>
02. Kuchynský kút	4,40 m <sup>2</sup>
03. Obývací izba	13,30 m <sup>2</sup>
04. Kúpeľňa	3,70 m <sup>2</sup>
<b>Plocha interiéru</b>	<b>25,60 m<sup>2</sup></b>
05. Balkón	6,80 m <sup>2</sup>



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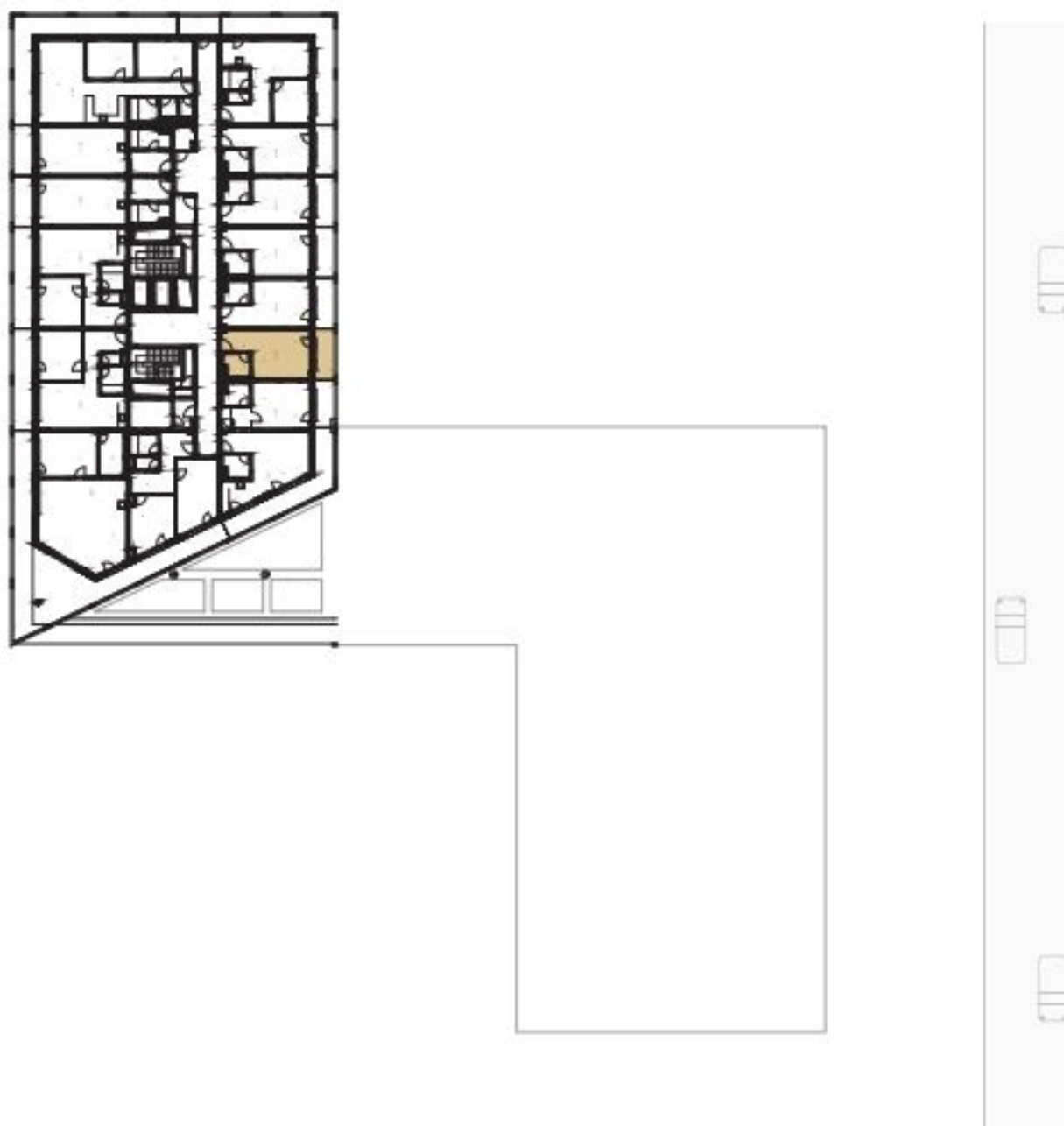


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# UMIESTNENIE UBYTOVACEJ JEDNOTKY NA PODLAŽÍ





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### PIVNICA PRISLUCHAJÚCA K UBYTOVACEJ JEDNOTKE



Pivnica sa nachádza na  
2. podzemnom podlaží

Plocha: 5,00 m<sup>2</sup>

