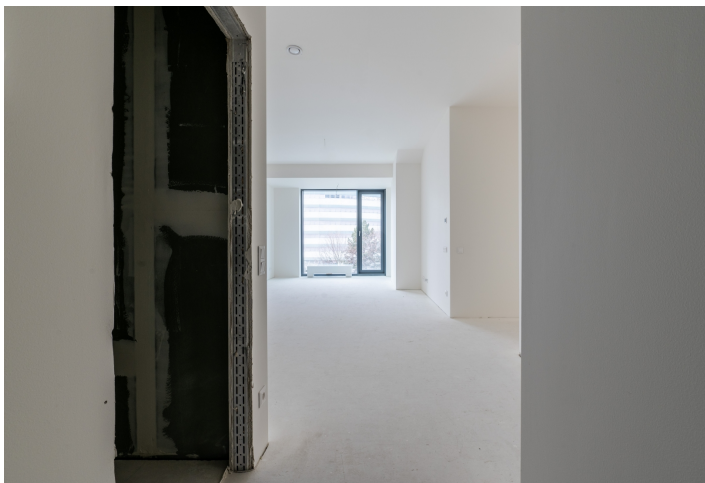




## Apartment Two-bedroom (3+kk)

€ 477 600 | CZK 11 944 776

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





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€ 477 600 | CZK 11 944 776

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Total area	100 m <sup>2</sup>
Parking	Garage parking space for €32,000
Garage	Yes
Cellar	-
PENB	A
Reference number	108154

\* 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 two-bedroom shell & core unit located on the 2nd floor of Bratislava's emerging downtown in a project only a stone's throw from the Eurovea shopping center and Danube embankment. The unit is suitable for investment, primary living, renting, or even as an office.**

The layout of the unit consists of a foyer, a separate toilet, a bathroom, a generously proportioned bedroom, living room (21 m<sup>2</sup>) connected to the kitchen and dining area, and a children's bedroom. The unit comes with a spacious garage parking space in the basement of the building at an additional cost.

Facilities include **aluminum insulated tripple glazing**, HVAC, ceiling cooling, **underfloor heating**, and fire safety doors. All of the unit's walls and partitions are brick. The clear height of the main rooms is approx. 2.7 m. Common areas will be fitted with tiles, carpets, a reception, and a camera system. The project will also add a kindergarten, **fitness & spa center**, and restaurants.

This new part of Bratislava offers a full range of services, including sports activities and walks along the Danube River. The OC Eurovea and Nivy shopping malls stand out for their quality cafes, bistros, and restaurants. Another added value of the location is its walkability to the historic center. Public transport stops and a direct connection to the D1 highway are in the immediate vicinity.

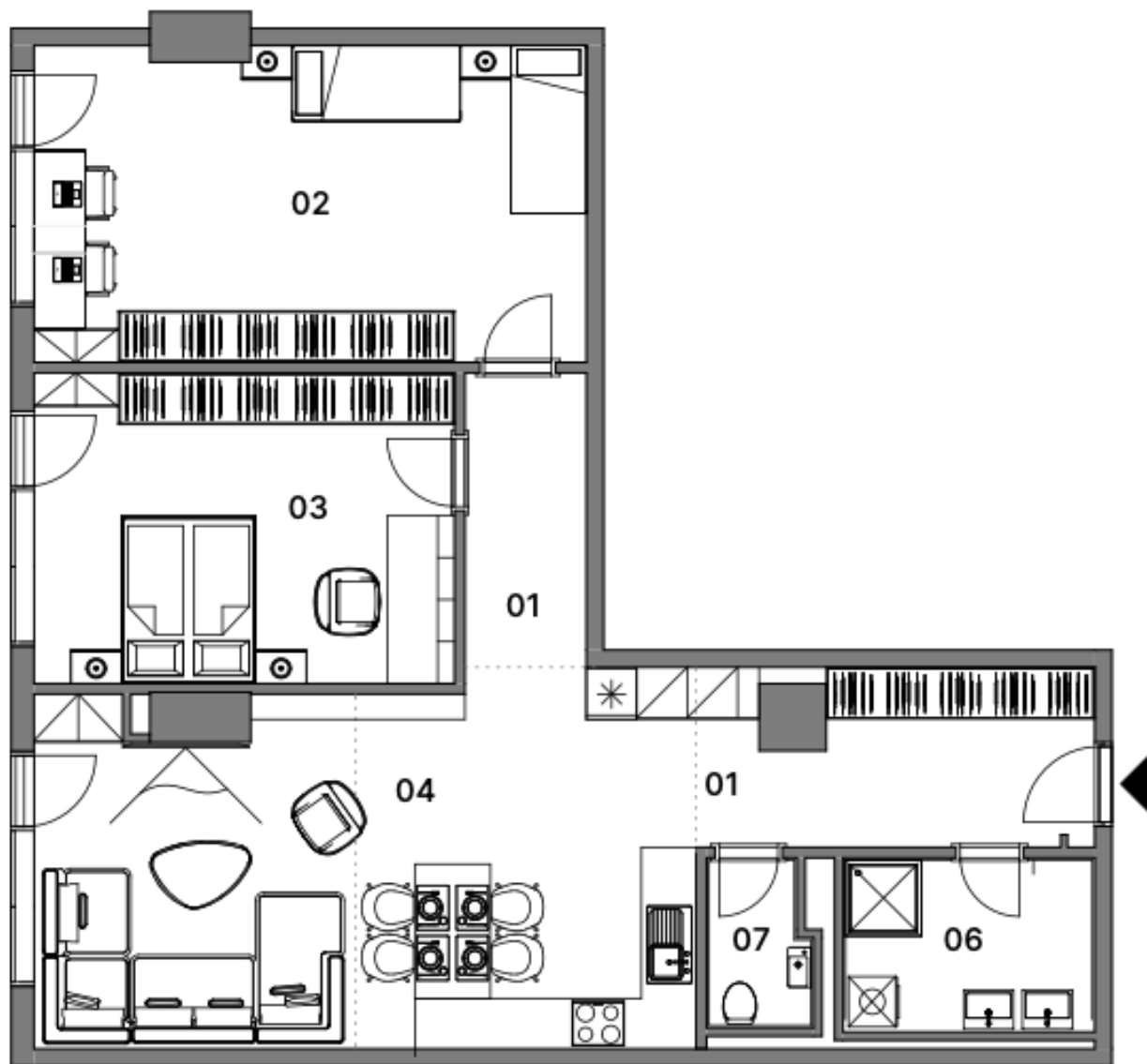
Unit price with cellar storage: EUR 447,600 incl. VAT.  
Garage parking space price: EUR 32,000 incl. VAT

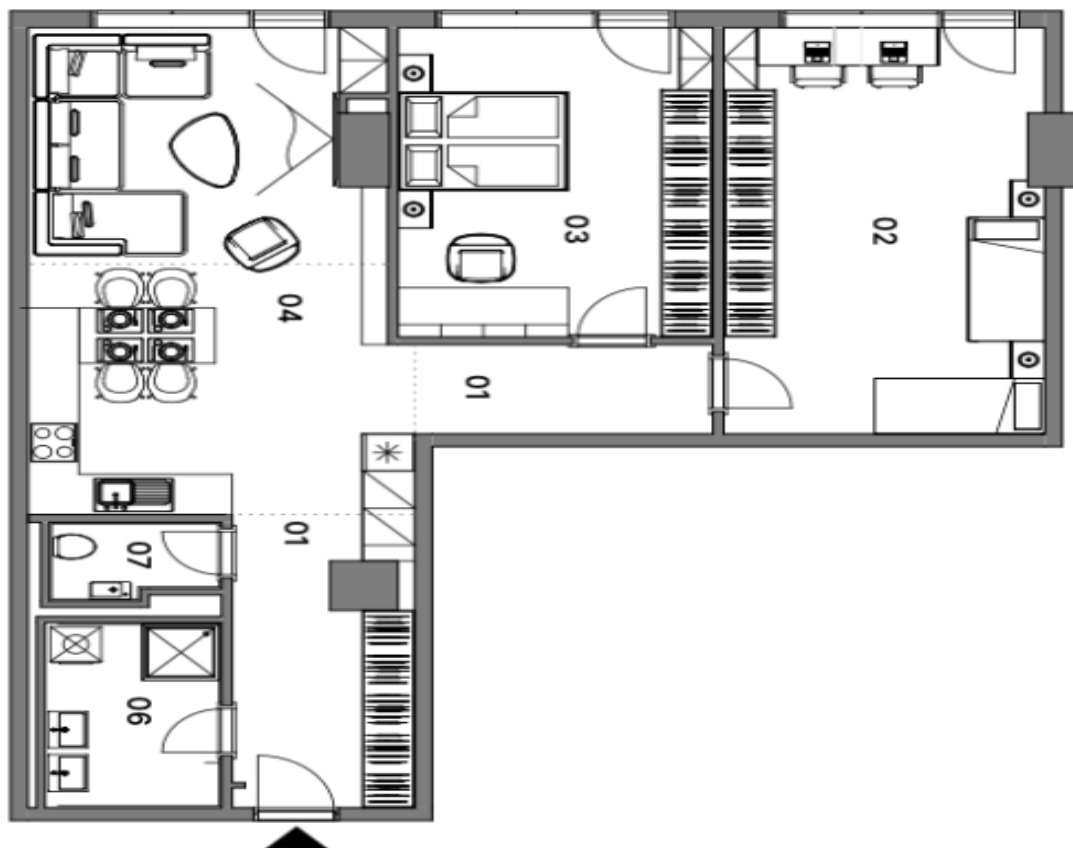


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01. Vstupná hala a chodba	20,60 m <sup>2</sup>
02. Izba	24,50 m <sup>2</sup>
03. Izba	18,50 m <sup>2</sup>
04. Obývacia izba	20,70 m <sup>2</sup>
05. Kuchynský kút	6,60 m <sup>2</sup>
06. Kúpeľňa	6,20 m <sup>2</sup>
07. WC	2,40 m <sup>2</sup>

**Plocha interiéru****99,50 m<sup>2</sup>**



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### UMIESTNENIE BYTU NA PODLAŽÍ

