



## Apartment Two-bedroom (3+1)

Sold

82 m<sup>2</sup>, Bratislava III, Nové Mesto, Svätovavrinecká





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 87 m <sup>2</sup>                  |
| Floor area*      | 82 m <sup>2</sup>                  |
| Balcony          | 5 m <sup>2</sup>                   |
| Parking          | parking space in garage EUR 18.000 |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| PENB             | A                                  |
| Reference number | 34257                              |

This high standard 2-bedroom apartment in the new Belaria building with a balcony and views of the city from upper ground floor is located in Koliba on Svätovavrinecka Street.

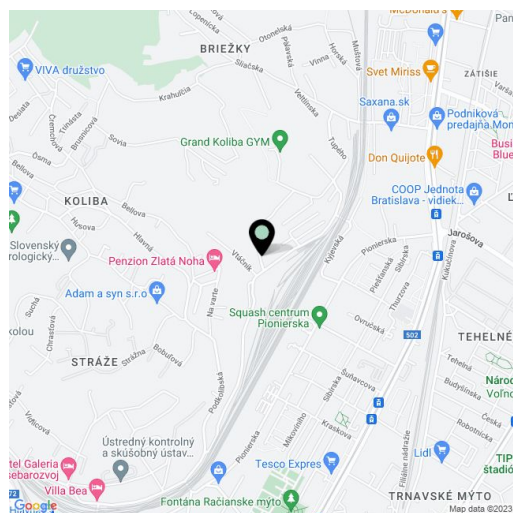
The layout of the apartment consists of a living room with a dining room and a kitchenette with access to the balcony, a bedroom also with access to the balcony, a second bedroom, a comfortable bathroom equipped with high-quality Laufen sanitary ware and a spacious **walk-in shower**, and a hallway with a separate toilet with a sink.

Features include plastic windows, floating floors and a kitchenette with built-in **BOSCH** appliances (electric oven, microwave) and an electric hob. The apartment includes a large **brick cellar** and it is also possible to buy a parking space in the garage of the building.

Koliba is a lucrative neighborhood with unique views of the center of Bratislava. The surrounding area offers many opportunities for cycling, summer and winter sports, and walks in the vast meadows and forests located in Koliba. Good accessibility by public transport, it is only 7 minutes by car to the center, and only 3 minutes to Račianska and Šancova streets.

Interior 76 m<sup>2</sup>, 5 m<sup>2</sup> balcony, 6 m<sup>2</sup> cellar

The price is EUR 235,000, a parking space in the garage is EUR 18,000.



\* 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.