



## Apartment Two-bedroom (3+1)

Sold

77 m<sup>2</sup>, Bratislava III, Nové Mesto, Račianska





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Total area	104 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35728

This modern 2-bedroom penthouse is situated in the new Urban Residence building near Račianske and Trnavské mýto. It boasts a wraparound southwest-facing terrace that offers pleasant views of Koliba and the surrounding park.

The apartment consists of a master bedroom, a second bedroom, a living room connected with a kitchen, a bathroom with a bathtub and toilet, a separate toilet, and a closet. Each room has access to the **terrace**.

The apartment's facilities include **Sherlock security doors**, laminate floors, a built-in wardrobe in the hallway and in the master bedroom, and a video intercom. The kitchen is fully equipped with **Siemens** appliances. The apartment has its own heat meter. It also comes with a **cellar storage** unit and a parking space in the garage accessible from the elevator.

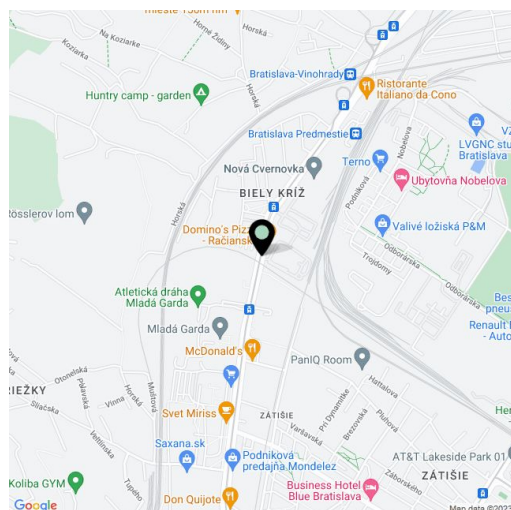
As part of the Urban Residence project, a **green park** directly behind the building was approved last year as well as services located in the building such as a pharmacy, a grocery store, a bakery, a drugstore, a hair salon, etc. The neighborhood has a full spectrum of civic amenities that include a post office, public transportation, and other services. There is a tram and bus stop just outside the building.

Interior 74 m<sup>2</sup>, terrace 27 m<sup>2</sup>, cellar 3 m<sup>2</sup>

Apartment price: EUR 299,990

Price of a parking space: EUR 20,000

Price of storage room: EUR 4,000



\* 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.