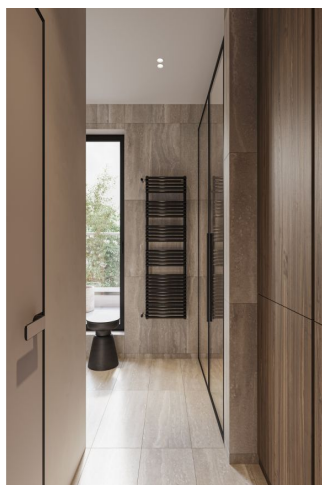




## Apartment Three-bedroom (4+kk)

€ 696 821 | CZK 17 479 755

128 m<sup>2</sup>, Bratislava I, Staré Mesto, Slávičie údolie





## Apartment Three-bedroom (4+kk)

€ 696 821 | CZK 17 479 755

128 m<sup>2</sup>, Bratislava I, Staré Mesto, Slávičie údolie

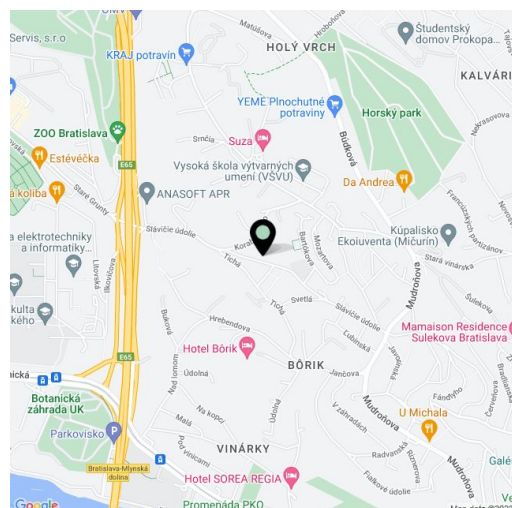
Total area	143 m <sup>2</sup>
Floor area*	128 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	1x garage space for EUR 25,000
Garage	Yes
Cellar	Yes
PENB	A
Reference number	41092

This spacious three-bedroom apartment with two balconies located in the newly created **Slávičie Residences** takes over an entire floor. It offers urban living for those who want to be surrounded by peace, quiet, and greenery. The apartment is sold in a state of shell & core.

The layout consists of an entrance hall, a living room with access to a **larger balcony (11 sq. m.)**, a kitchen with a pantry, a master bedroom with access to the balcony and space for walk-in closet, two additional rooms, and 2 separate bathrooms. The living room and two bedrooms face south.

Facilities includes Aluprof MB-86 triple-glazed **aluminum windows**, Lomax **exterior blinds** in anthracite, a heat recovery unit in each bedroom, a Panasonic Aquarea heat pump, and a Defendor security entrance door. The apartments are also equipped with underfloor heating and are ready for the installation of a **fireplace**. Thanks to a clear **ceiling height of 2.8 m**, the interior is exceptionally bright. The apartment comes with a **cellar storage unit**, and it's possible to purchase a parking space in the garage or in the outdoor parking lot. The gated complex has a video doorman, common outdoor areas, and a caretaker who provides maintenance work throughout the year.

Close and at the same time far enough from the busy center of Bratislava—this is how the location of the newly established gated Slávičie Residence can be described. The timeless residential area is known for its greenery and beautiful architecture, and is home to several embassies. And nearby? The Vinarium coworking center, for starters. Also, the Cubicon shopping center with restaurants and a fitness center, a **Montessori kindergarten**, a **botanical garden**, or the Zoo. You can get to the Danube River by car in 10 minutes. If you want to reduce your carbon footprint, a public transport stop is only a 5-minute walk away.



\* 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.

Interior 128 m<sup>2</sup>, balconies total 15 m<sup>2</sup>

A duplex with a private entrance elevator can be created by purchasing a one-bedroom apartment on the 4th floor and connecting the units.



# Apartment Three-bedroom (4+kk)

€ 696 821 | CZK 17 479 755

128 m<sup>2</sup>, Bratislava I, Staré Mesto, Slávičie údolie



slávičie  
REZIDENCIE



Schéma pôdorysu domu predstavuje dispozíciu resp. výstavbu bytu. Developer si vyhradzuje právo na zmenu a upresnenie bez predchádzajúceho upozornenia.



1	Vstupná chodba	5,70 m <sup>2</sup>
2	Obývací izba	25,76 m <sup>2</sup>
3	Izba	17,69 m <sup>2</sup>
4	Izba	18,33 m <sup>2</sup>
5	Kúpeľňa	6,79 m <sup>2</sup>
6	Chodba	8,22 m <sup>2</sup>
7	Izba	16,35 m <sup>2</sup>
8	Šatník	4,72 m <sup>2</sup>
9	Komora	2,56 m <sup>2</sup>
10	Kúpeľňa	5,34 m <sup>2</sup>
11	WC	1,77 m <sup>2</sup>
12	Kuchyňa	14,73 m <sup>2</sup>

Celková plocha bytu		142,80 m <sup>2</sup>
13	Balkón	3,97 m <sup>2</sup>
14	Balkón	10,87 m <sup>2</sup>

rezidencieslaviciek.sk

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Zuzana Čuhajpovej 108, 851 07 Bratislava

+421 948 939 938

svoboda-williams.sk

REZIDENCIA LUSCINIA L23 III. NP