



## Apartment One-bedroom (2+kk)

Sold

44 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica





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Total area	52 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	garage parking space EUR 15,000
Garage	Yes
Cellar	Yes
PENB	A
Reference number	42132

\* 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.

**This one-bedroom apartment for sale with a garage parking space and a cellar storage unit offers timeless living in a new building with a modern design combined with progressive construction technology set in the Bratislava district of Záhorská Bystrica.**

The interior of the apartment consists of an entrance hallway with dedicated space for a built-in wardrobe, a living room with space for a kitchen, a bedroom with space for a built-in wardrobe, and a bathroom. Both rooms have access to a spacious **balcony**. The apartment comes with a **cellar storage unit**. The unfurnished apartment includes large-format **French aluminum windows** with insulated triple-glazed panes, **underfloor heating**, and **fancoil ceiling cooling** throughout the apartment. Electrically operated **exterior blinds** are included in the price of the apartment.

A great advantage of this location is its guarantee of quiet living on the outskirts of Bratislava with excellent transport accessibility and quick access to nature. The district provides a peaceful and quiet environment and at the same time complete amenities. In the immediate vicinity are the Little Carpathians with a wide range of sports facilities. The city center can be quickly reached by car or bus. A public transport stop as well as a children's playground are located 150 m from the building, and a supermarket is 500 m away.

Interior 45 m<sup>2</sup>, balcony 8 m<sup>2</sup>

Apartment price EUR 189,950, garage parking EUR 15,000

The price of the apartment includes the realization of projects in the condition shown in the visualizations.



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UVEDENÉ ROZMERY SÚ PREDBEŽNÉ A NEMUSIA SA ZHODOVAŤ S REALIZÁCIOU. RIEŠENIE ZARIADENIA JE ILLUSTRÁCNE.



## BYT - C5.D3

D3.01	CHODBA	6,76
D3.02	KUCHYŇNA	6,17
D3.03	OBÝVAČIA IZBA + JEDALEŇ	13,59
D3.04	IZBA	12,42
D3.05	KUPELŇNA + WC	5,64
		44,58
D3.06	BALKÓN	8,10
		8,10
CELKOM		52,68

