



## Apartment Two-bedroom (3+kk)

€ 195 525 | CZK 4 918 431

78 m², Malacky





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Total area	82 m²
Floor area*	78 m²
Balcony	4 m²
Parking	1x garage space for EUR 15,900
Garage	Yes
Cellar	Yes
PENB	G
Reference number	44003

\* 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.

The new Severin Residence residential project located in the center of Malacky offers above-standard living in a two-bedroom apartment with a balcony in a multifunctional building with rich services.

The layout of the apartment consists of an entrance hall with space for a wardrobe, a kitchen with space for a dining area, a living room with access to the balcony, two bedrooms, a laundry room, a separate toilet with a sink, and a bathroom with a bathtub. The apartment comes with a **cellar storage unit** and a parking space in the basement at an additional fee. Facilities will consist of fire safety doors, **air-conditioning**, **aluminum blinds**, and **underfloor heating**.

The city center of Malacky offers, in addition to complete civic amenities, an adjacent **park** with the possibility of **active sports activities**. The Severin Residence multifunctional building will also offer its **own shopping center**. Another advantage of living in the town center is its wide range of cultural, social, shopping, and entertainment opportunities. Peaceful living with close and fast transport connections directly to a highway, while Bratislava is only 20 minutes away by car.

Area of the apartment 74.4 m² + 4.4 m² balcony + 3.3 m² cellar