



## Apartment Two-bedroom (3+kk)

€ 195 525 | CZK 4 957 536

74 m<sup>2</sup>, Malacky, Mierové námestie





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Total area	81 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	1x garage space for EUR 15,900
Garage	Yes
Cellar	3 m <sup>2</sup>
PENB	G
Reference number	44003

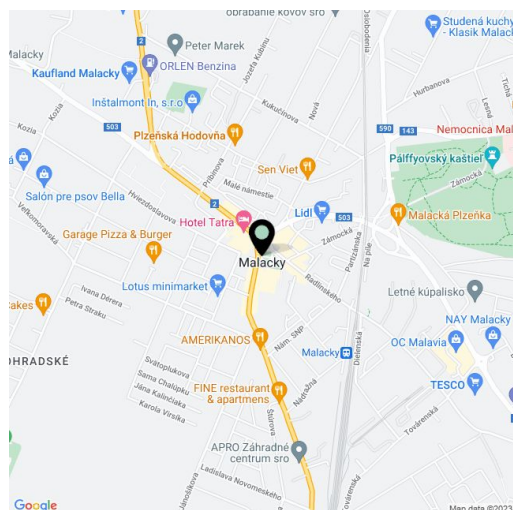
The new residential project located in the center of Malacky offers above-standard living in a two-bedroom apartment with a balcony in a multifunctional building with rich offer of services.

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 m<sup>2</sup> + 4 m<sup>2</sup> balcony + 3 m<sup>2</sup> cellar



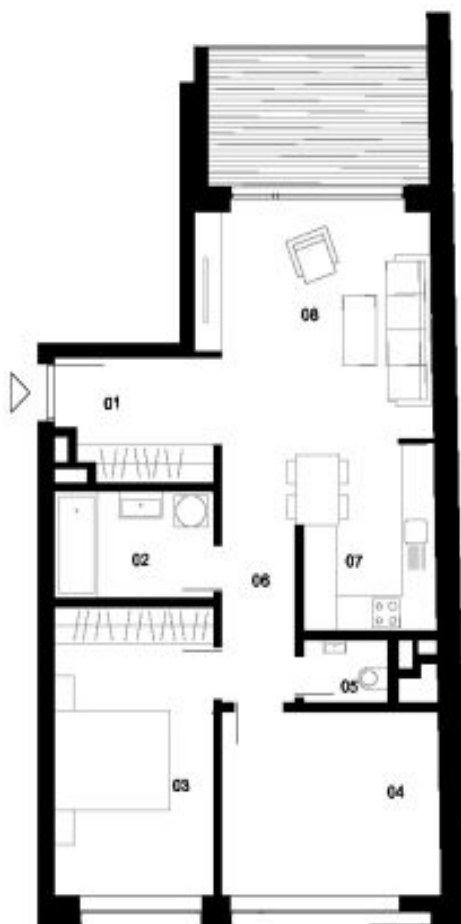
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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### REZIDENCIA SEVERÍN

BYT P3 3.NP 3 - izbový

01	vstup	5,98 m <sup>2</sup>
02	kúpeľňa	5,37 m <sup>2</sup>
03	izba	14,48 m <sup>2</sup>
04	izba	12,89 m <sup>2</sup>
05	wc	1,71 m <sup>2</sup>
06	chodba	6,20 m <sup>2</sup>
07	kuchyňa	7,92 m <sup>2</sup>
08	obývací izba	17,14 m <sup>2</sup>
	plvičková kôja PK 3.43	4,38 m <sup>2</sup>
<b>CELKOM</b>		<b>75,87 m<sup>2</sup></b>
	terasa	8,06 m <sup>2</sup>

