



Apartment Studio (1+kk)

Sold

35.5 m², Bratislava II, Ružinov





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Total area	36 m ²
Parking	Garage parking space price EUR 32,000
Garage	Yes
Cellar	-
PENB	A
Reference number	107728

* 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.

Spacious studio on the 7 th floor in Bratislava's emerging downtown located in a project just a stone's throw from the Eurovea shopping mall.

The layout of the studio consists of an entrance hall which is also a day and night area, and a bathroom with a toilet. The space is unobtrusively connected to the kitchen. The apartment has a spacious **garage parking space** in the basement of the building at an additional fee.

The studio's facilities include **aluminum triple glazing**, **air-conditioning**, ceiling cooling, **underfloor heating**, and fire safety doors. All residential and interior partitions are brick. The clear height is about **2.7 m**. Common areas will be equipped with tiles, carpets, a reception, and CCTV. In the future, the project will add a children's nursery, **fitness & spa center**, and restaurants.

This new vibrant location offers all kinds of services including sports activities or walks by the Danube River. The OC Eurovea and Nivy shopping mall have standout amenities, with a number of quality cafes, bistros, and restaurants. Another added value is the walkability to the historic center. In the immediate vicinity we can find public transport stops as well as a direct connection to the D1 highway.

Price of the studio EUR 169,100 incl. VAT .

Price for the garage parking space EUR 37,000 with VAT.



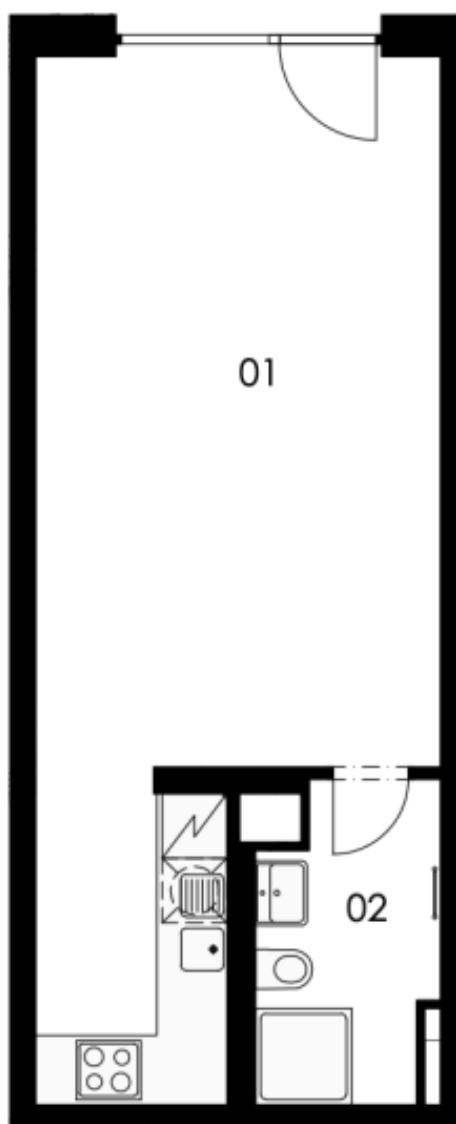
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Sever





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Plocha interiéru

35,50 m²

01. Ateliér

30,80 m²

02. Kúpeľňa

4,70 m²



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UMIESTNENIE BYTU NA PODLAŽÍ

