



Apartment Three-bedroom (4+1)

Ask for price

319.25 m², Bratislava II, Ružinov, Niťová





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|------------------|------------|
| Total area | 319 m² |
| Parking | 50 000 EUR |
| Cellar | - |
| PENB | G |
| Reference number | 109241 |

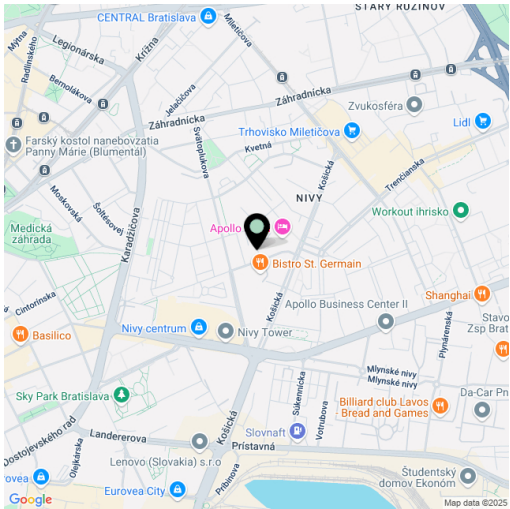
Generous 3-bedroom apartment with two terraces and a private elevator on prestigious Dulovo Square. This exceptional over 319 m² apartment combines the comforts of a family house with all of the advantages of a central location. Its luxurious interior, maximum privacy, and superior facilities make it the ideal choice for a demanding client.

The apartment is located on the **4th floor of a renovated brick building**. Only this apartment is on this level, guaranteeing absolute privacy. The apartment is entered through a generous entrance hall with a closet and a guest toilet. Further on is a living room, a kitchen with a dining area, a separate room, a bathroom with a bathtub, and a **sauna** with access to the terrace with a **Jacuzzi**. Upstairs is a bedroom with a large walk-in closet and another room with a separate toilet. The layout consists of four bedrooms with the possibility of adding a fifth. The apartment is part of a 6-room apartment that can be bought as a whole or divided.

The interior was designed by a studio, which places great emphasis on quality and functionality. Premium materials and bespoke furniture were used. The kitchen is equipped with **Miele** appliances, and the apartment has a **sauna**, Jacuzzi, private elevator, and air-conditioned garage. The apartment is sold fully furnished and ready for immediate living, and comes with **two parking spaces in the garage**.

Dulovo Square offers excellent civic amenities - schools, shops, cafes, and the Miletičova market or OC Nivy mall are within walking distance. Excellent transport connections and a quiet urban environment make this address one of the most desirable in Bratislava.

Usable area 319 m², storage space 10 m²
Monthly costs up to €200



* 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.