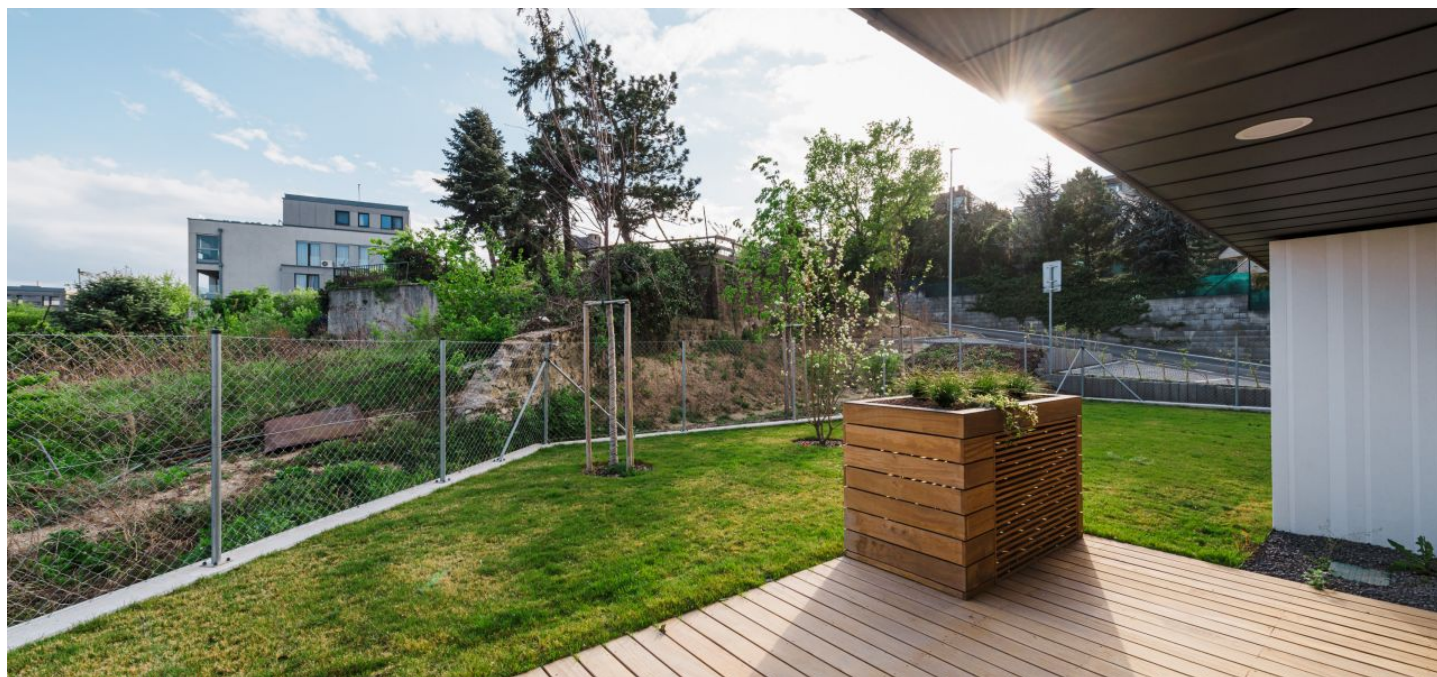




Apartment Three-bedroom (4+kk)

Sold

232 m², Bratislava III, Nové Mesto





Apartment Three-bedroom (4+kk)

Sold

232 m², Bratislava III, Nové Mesto

Total area	232 m²
Terrace	7 m²
Garden	125 m²
Parking	outdoor or garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34921

* 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.

With a large garden and a terrace, this sunny 3-bedroom apartment in a timeless design is located in Koliba at the foot of the Little Carpathians in a lucrative Bratislava district. It combines all the advantages of a new building—modern design elements and premium quality brands. Another benefit is the residential project's location—in close proximity to the heart of Bratislava and at the same time within walking distance of nature. The building has recently received final approval (March 2020) and is move-in ready.

The interior of the apartment consists of an entrance hall with space for a built-in wardrobe and a bathroom with a shower and toilet, two bedrooms, a second bathroom with a bathtub and toilet, a main bedroom, and a living room connected with a kitchen and dining area. All rooms, including the living room, have access to the **terrace** and **garden**. The apartment is **oriented towards the south**.

The standard of the apartment consists of wooden floors, tiles, **Villeroy & Boch** sanitary ware, **Hansa** faucets, 210 cm **Sapeli** interior doors with concealed hinges, a **Defendoor** security fire door, a video doorman, **underfloor heating** that can be adjusted via wireless digital thermostats, heated towel rails in the bathroom, triple-glazed aluminum windows, a preparation for outdoor **motorized aluminum blinds**, a preparation for **air-conditioning** in each room, as well as TV and Internet distribution.

It is possible to purchase an outdoor parking space for EUR 15,000 (with VAT) or an indoor parking space for EUR 25,000 (with VAT).

This unique apartment complex **at the foot of the Little Carpathians** is just a hop and a jump from the city center while at the same time in a **quiet area** close to nature. The surrounding area offers many opportunities for **cycling**, **summer and winter sports**, and walks in Koliba's vast meadows. In the vicinity, there are civic amenities including bus stops, cafes, restaurants, and schools. A private English kindergarten, a grocery store, a bakery, and popular Gaštanica Park with a children's playground spread out over 5,000 sq. m. are located within walking distance. Located in the heart of the city, the area is also popular for its proximity to nature; access to the city center is by car and public transport.

The residence consists of three new four-story apartment buildings with **indoor and outdoor parking and green roofs**. There is pram and bicycle storage as well as a new playground on a private fenced plot belonging to the building for residents to use.

Interior 105 m², cellar 2.5 m², terrace 6.5 m², garden 125 m². The price of the property in the standard we offer is EUR 561,800 (including VAT).



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KOLIBA
REZIDENCIE

0 1 2 3 4 5 m

Schéma pôdorysu domu predstavuje dispozíciu rešerčného bytu. Devizáci a vyhrádza právo na zmeny a upravení bez predchádzajúceho upozornenia.

4-izb. byt C22
2.NP

č.	miestnosť	m²
1	vstupná hala	5,84
2	chodba	11,60
3	kuchyňa	14,03
4	obývacia izba	22,56
5	izba	12,00
6	izba	13,10
7	kúpeľňa	2,89
8	kúpeľňa	4,86
9	spáľňa	17,84
plocha bytu		104,72
10	predzáhradka	131,57

svoboda&williams

EXKLUZIVNÝ PREDÁVAČ

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ventúrska 12, 811 01 Bratislava
+421 948 939 938
svoboda-williams.sk