



## Apartment Two-bedroom (3+kk)

95 m<sup>2</sup>, Bratislava V, Petržalka, Ondreja Štefánka

**Sold**





# Apartment Two-bedroom (3+kk)

Sold

95 m², Bratislava V, Petržalka, Ondreja Štefánka

|                  |                                  |
|------------------|----------------------------------|
| Total area       | 100 m²                           |
| Floor area*      | 95 m²                            |
| Loggia           | 7 m²                             |
| Parking          | 2 covered outside parking spaces |
| Cellar           | Yes                              |
| Service price    | 175 EUR monthly                  |
| PENB             | A                                |
| Reference number | 38171                            |

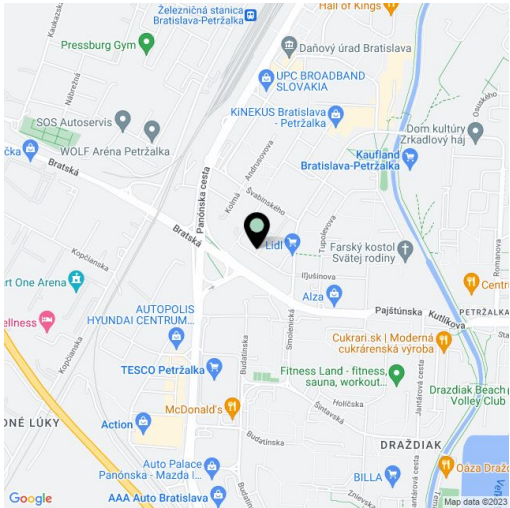
This high-standard equipped two-bedroom maisonette with two loggias is located in the new Flat 75 building in an attractive part of Petržalka near Petržalská Tržnice, many shops, and a range of services. The apartment comes with 2 covered parking spaces as well as a cellar.

The maisonette is divided into a floor with an entrance hall with a wardrobe and storage space under the stairs, a living room with a **loggia** connected to the dining room, and a kitchen exclusively equipped by the **Austrian brand EWE**. The second floor of the apartment consists of two separate rooms with a loggia and a bathroom.

The standard equipment of the apartment includes 5-chamber plastic windows, security doors, **Chevron oak floors**, Belgian full-area carpets, the apartment's own heating controller, and **Italian interior doors** with a height of 2.20 m. On both floors, the designer bathrooms are equipped with large-format marble tiles, underfloor heating, a 170 cm **free-standing cast marble bathtub**, Grohe faucets, German anti-limescale shower screens, and LED lighting. A 4.91 sq. m. storage unit is located on the same floor.

The location offers excellent civic amenities, easy access to the city center, and a large number of sports and cultural activities; a bus stop is only a 5-minute walk away.

Interior 94 m², loggias 7.7 m², storage unit 4.9 m².



\* 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.