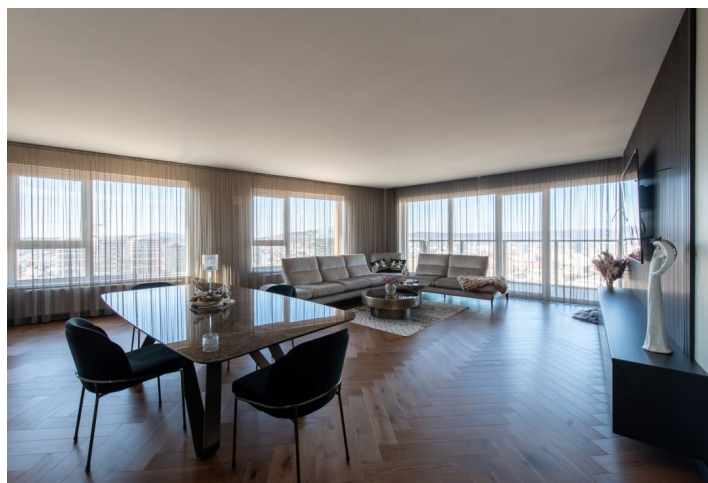




Apartment Three-bedroom (4+kk)

Ask for price

158 m², Bratislava II, Bratislava





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Total area	179 m ²
Floor area*	158 m ²
Balcony	21 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	101382

* 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.

This new modern-style 3-bedroom penthouse apartment with a terrace offers panoramic views of Bratislava from the 32nd floor of the new high-rise Klingerka building located only a stone's throw from Old Town.

The layout consists of a spacious entrance hall, a guest toilet, a large **west-facing** living room, a **fully equipped kitchen**, and a pantry used as a laundry room. The **east-facing** night area consists of a separate hallway with a walk-in closet, a bathroom with a bathtub and toilet, and entrances to two bedrooms and a master bedroom with an en-suite bathroom with a shower and toilet and a **walk-in closet**. Access to the airy **balcony** is from both the living room and the master bedroom. The apartment offers wide-reaching views of Bratislava from three cardinal directions.

Standard facilities include triple-glazed large-format aluminum windows, **oak wood floors**, rebateless doors with magnetic locks, a preparation for air-conditioning, fire safety doors, a video doorman, and a fully fitted **Sykora** kitchen with **Siemens** appliances, and a central island with a granite countertop.

Pleasant living in the city center, very close to the Eurovea and OC Nivy multi-purpose buildings and the very center of Old Town. The Klingerka building provides **24/7 concierge services**, a security system in the common areas, and 5 smart high-speed elevators.

Interior 158 m², balcony 21 m², cellar 3.7 m², 2x garage parking space



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01	Predsieň	10,4 m ²
02	Obývacia izba	51,3 m ²
03	Kuchyňa	13,9 m ²
04	Spálňa	26,7 m ²
05	Izba	12,5 m ²
06	Izba	15,2 m ²
07	Chodba	8,8 m ²
08	Komora	1,9 m ²
09	Kúpeľňa s WC	5,3 m ²
10	Kúpeľňa s WC	4,8 m ²
11	WC	2,9 m ²
12	Balkón	20,8 m ²