svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Four-bedroom (5+kk)

Sold

210 m², Bratislava III, Nové Mesto











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Total area	295 m²
Floor area*	210 m²
Balcony	30 m²
Terrace	55 m²
Parking	3 parking spaces EUR 30,000/pc. incl. VAT
Garage	Yes
Cellar	-
PENB	A
Reference number	33671

* 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 four-bedroom rooftop penthouse for sale with beautiful views of the surrounding countryside from a spacious terrace and balcony is located within walking distance of the Iron Well and Mountain parks.

One of the **penthouse's** main advantages is that it is the only apartment on its level and can be **entered directly from the elevator**. Right by its entrance is a spacious walk-in closet, a guest room with access to the **balcony**, a second bedroom, a bathroom with a walk-in shower, bathtub, toilet, and urinal, a utility room with a Daikin heat pump with a storage tank with its own **underfloor heating and ceiling cooling** system, a preparation for an office, and a server room. The living room with a **fireplace** has access to the **terrace** (with a preparation for a Jacuzzi), the kitchen has a **travertine worktop**, built-in SIEMENES appliances, and there is also a dining room, a third bedroom, and a master bedroom with access to the terrace, en-suite bathroom with a solitary bath, walk-in shower, and walk-in wardrobe.

The equipment of the apartment includes polished concrete floors, **triple-glazed aluminum windows**, **exterior motorized aluminum blinds**, extra-high Sapeli **wooden interior doors** with a **height of 240 cm**, optical internet connection, and individual regulation of heating and cooling in each room. The apartment is secured by an alarm system and video intercom. It is possible to buy up to 3 parking spaces in the underground garage.

It stands in a popular residential location near the city center with full civic amenities, including educational and medical facilities, shops and supermarkets, and rich opportunities for sports in the neighboring Iron Well and the nearby Mountain parks. Quick access by car and public transport.

Interior 210 m², terrace 55 m², balcony 30 m²

Apartment price 1,230,000 EUR with VAT

Price of parking space 3x 30 000 EUR incl. VAT

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