



## Apartment Three-bedroom (4+kk)

Ask for price

181 m<sup>2</sup>, Bratislava I, Bratislava





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Total area	288 m <sup>2</sup>
Floor area*	181 m <sup>2</sup>
Terrace	107 m <sup>2</sup>
Parking	In the Opera garage EUR 2,800 per year
Garage	Yes
Cellar	-
Reference number	102094

\* 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 unique 3-bedroom rooftop penthouse in the City Gate residence overlooking Bratislava's landmarks offers comfortable living in a sought-after location in the city center.**

The apartment consists of a lower floor with an entrance hall with a guest toilet with a sink, a laundry room, a living room with a floor area of over 40 sq. m., a kitchen with a dining area, two bedrooms, a hallway with a wardrobe, and two bathrooms (one with a bathtub, the other with a shower). Upstairs is a separate **walk-in closet**, a bedroom, and a bathroom. Both floors have a **spacious terrace with views of Bratislava's skyline, including Bratislava Castle and St. Martin's Cathedral**. Parking for a fee is available in the Opera garage.

Facilities include air-conditioning in every room, wooden Euro windows, exterior roller blinds, vinyl floors, and a **smart home system**. The kitchen is furnished with a technical stone central island with a recessed hood. The interior of the apartment is stylishly furnished with a **Saporini** porcelain table, sound system by **Bang & Olufsen**, and an **OLED TV**. The bathrooms are equipped with high-end sanitary ware from **Villeroy & Boch** and walk-in showers.

The **Functionalist building** with a preserved monumental staircase and a chip-access main entrance provides **24/7 security** service to its residents. The building includes the P.O. Hviezdoslav theater, a notary public, a **gym**, shops, and cafes.

The City Gate building is just a few steps from the historic **National Theater, Reduta**, a variety of services, and the **Old Market Hall**, where popular markets are regularly held. From **SNP Square**, you can get to practically any part of Bratislava by public transport.

Interior of the apartment 181 m<sup>2</sup>, terraces 107 m<sup>2</sup>