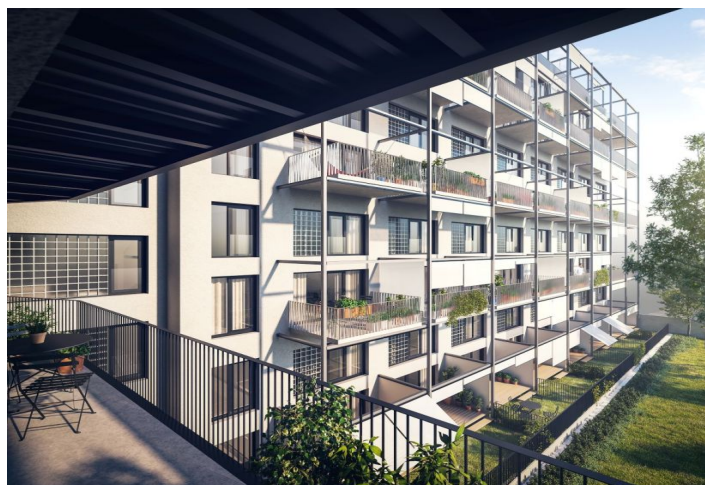




## Apartment Three-bedroom (4+1)

Ask for price

136 m<sup>2</sup>, Bratislava III, Old Town





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Total area	167 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Balcony	31 m <sup>2</sup>
Parking	garážové státie
Garage	Yes
Cellar	Yes
PENB	A
Reference number	102720

\* 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.

Svoboda & Williams has been exclusively retained to broker the sale of this unique air-conditioned 3-bedroom apartment designed by the CE-ZA-AR-nominated architectural studio GutGut. The apartment is being built on the border of Old and New town. Comfortable living will be ensured by views of Slavín and Bratislava Castle as well as a common relaxation garden for residents, who will appreciate the green roofs with photovoltaic panels and Smart Home systems.

### Expected completion is in autumn 2025.

The layout of the apartment consists of an entrance hall, a **patio**, a guest toilet with a sink, a kitchen with a proposed island open onto the dining area, and a living room. The rooms have access to a **west-facing balcony**. In the private zone is a master bedroom with a planned built-in wardrobe and ensuite bathroom with a walk-in shower and toilet. There is also a hallway with a wardrobe and doors to two bedrooms with access to a **balcony**, bathrooms with bathtubs and sinks, and a utility room.

Facilities consist of **large-format aluminum triple-glazed panes** with high acoustic insulation, motorized shading blinds or curtains, **high ceilings**, layered **oak parquet floors** in a herringbone pattern, **underfloor heating**, underfloor cooling, fan-coils, a **Smart Home system**, Duravit or **Hansgrohe** taps, a steel staircase, and **fibre optic Internet** with a choice of three operators.

The terrace will offer thermowells, lighting, a socket, electric shading, and an anti-freeze valve for water. In addition to access to the **green inner courtyard**, **parking in the underground garage** (up to 5 underground floors) with the **possibility of charging their electric cars** as well as a service station for bicycles or scooters, residents can purchase **cellars** for the apartments, including electric sockets with their own meters.

The sustainability of the project is guaranteed by **photovoltaic panels** on the green biosolar roof of the building and the use of high quality materials in the interiors of the apartments. The final completion will be realized in cooperation with the buyer. The apartments can also be handed over in a shell & core state.

This dynamic zone in **Old Town** on Račianske Mýto Street is being transformed into a modern residential district with everything that comfortable living entails—shops, restaurants, kindergartens and primary schools, all the necessary services, and **many green parks**. Another advantage is being



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within walking distance of the center of Bratislava and shopping malls. The location on the border of Old Town and by New Town allows you to **quickly get to any part of Bratislava** via public transport and easy connections to the highway. **Lake Kuchajda** or the **picturesque Carpathian Mountains** offer many opportunities for sports activities, all nearby.

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