



## Apartment Three-bedroom (4+kk)

Sold

168 m<sup>2</sup>, Bratislava V, Petržalka





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|                  |  |
|------------------|--|
| Total area       | 197 m <sup>2</sup>   |
| Floor area*      | 168 m <sup>2</sup>   |
| Terrace          | 43 m <sup>2</sup>  |
| Parking          | EUR 28,000 parking space at garage available for purchase. |
| Garage           | Yes  |
| Cellar           | -  |
| PENB             | A  |
| Reference number | 35372  |

\* 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 3-bedroom penthouse with spacious terraces and panoramic views of the Bratislava Castle, St. Martin's Cathedral, or Janko Kráľ Park is on the 17th floor of the Einpark residential project. The location of this new building on the edge of Petržalka provides quick connections to the nearby city center, key traffic arteries, and bike routes.**

The layout of the northwest-facing apartment consists of a spacious open plan living room with a kitchen and dining room with access to two terraces (29 sq. m. and 14 sq. m.) that offer views of Bratislava Castle or Petržalka. The entrance hall has a door to a bedroom with a separate bathroom and a second entrance to two other bedrooms with an additional bathroom. The apartment also has a closet and a dressing room.

The penthouse is equipped with Schüco windows with soundproof aluminum frames and insulated triple-glazed panes with remote controlled exterior blinds. A dual-zone digital thermostat divides heat control into day and night zones. Fitted with underfloor heating, the apartment is heated with fan-coil units. It also comes with a camera system and a fire safety entrance door.

The standard of the apartment includes floors, interior doors, tiles, floor tiles, and Duravit, Geberit, Hansgrohe, Rako, and Klassen sanitary ware (completion according to the client's choice).

The apartment building has an elegant entrance with a lobby, a 24/7 reception, and security.

The location offers complete amenities: kindergartens, elementary schools, high schools, cafes, restaurants are all nearby and the Aupark shopping mall, accessed by a pedestrian bridge, is in the neighborhood as well. A bus stop is very close to the new building. Fans of active leisure will appreciate its proximity to bike routes to Austria or Hungary.

New owners can buy 4 parking spaces (17.5 sq. m.) in an underground garage. The price of a parking space is EUR 28,000 including VAT. The garage is also ready to fit an electric car charger.

Expected date of the handover of the apartment is in Q3 2020.

Interior 168 m<sup>2</sup>, terrace 43 m<sup>2</sup> (29 m<sup>2</sup> + 14 m<sup>2</sup>)



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