



## Apartment Four-bedroom (5+kk)

168 m<sup>2</sup>, Bratislava I, Staré Mesto

Ask for price





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Total area	212 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Terrace	44 m <sup>2</sup>
Garden	131 m <sup>2</sup>
Parking	garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	41670

\* 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 build 4-bedroom apartment for sale with a garden, balcony, and garage has a sought-after address in Old Town. With only two other neighbors in the building, the residents of these three apartments have access to luxurious common areas and a fitness room, indoor pool, or wellness zone as well as to a private garden.

The apartment opens onto a foyer with a guest toilet with a sink, doors to a separate kitchen with a pantry, a guest bedroom, and a living room with a **fireplace** and access to the **terrace** and **garden**. There is also a private zone with three more bedrooms and two bathrooms, including a master bathroom with a toilet, bidet, bathtub, and shower. The building offers a **wellness zone** with a **pool**, **sauna**, Jacuzzi, relaxation room, and fitness area. There is also a laundry room, boiler room, bike storage, cellar storage units for each apartment, and a garage.

Facilities consist of **triple-glazed aluminum windows**, **ceiling cooling**, electrical wiring, smart heating and cooling, **designer lighting**, designer **aluminum entrance doors** to the apartment, an alarm system for each apartment, a fiber optic high-speed internet connection, wiring for satellite reception, a fireplace, a **gas boiler**, **Villeroy & Boch sanitary ware**, and Grohe faucets.

A quiet location near Mountain Park, yet at the same time in the city center, with easy access to a full range of amenities, as well as connections to the main highway routes.

Interior of the apartment 165 m<sup>2</sup>, terrace 44 m<sup>2</sup>, garden 131 m<sup>2</sup>, cellar 3 m<sup>2</sup>.