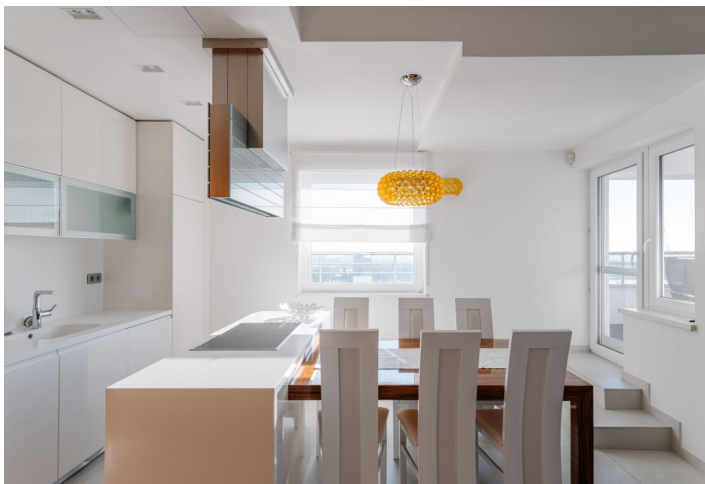


## Apartment Three-bedroom (4+1)

Sold

211 m<sup>2</sup>, Bratislava III, Rača, Kadnárova



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Sold

211 m<sup>2</sup>, Bratislava III, Rača, Kadnárova

Total area	220 m <sup>2</sup>
Floor area*	211 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Terrace	51 m <sup>2</sup>
Parking	3x garage space + 1x outdoor parking
Garage	Yes
Cellar	Yes
Service price	450 EUR monthly
PENB	A
Reference number	38557

This high standard three-bedroom rooftop duplex with two saunas, a Jacuzzi, 4 parking spaces, and spacious terraces is located on the 6th floor of a residential building in Bratislava's Rača district.

The ground floor consists of an entrance hall, a living room with a fireplace, a kitchen with a dining area and storage space, access to a spacious corner terrace with 180-degree city views and a professional Weber grill, a separate toilet, storage space, and a lit staircase leading to the upper floor. Upstairs, there is a generous hallway with storage space, a master bedroom with a terrace, a second smaller bedroom, a walk-in closet, and a large bathroom with a bathtub, shower, and toilet. The space continues into an open living space with access to a terrace with a Jacuzzi and spa with two saunas, a relaxation area, and a cooling pool. The apartment comes with a necessity to also purchase a cellar storage unit and 4 parking spaces (3x garage parking, 1x outdoor parking space).

The standard includes plastic windows with exterior motorized shutters, wooden floors, underfloor heating on the lower floor, air-conditioning, a security entrance door, an alarm, design wallpaper, a complete kitchen with quality built-in Miele appliances, a wine cooler, a TV and projector, a Jacuzzi, a steam sauna, and an infrared sauna. The purchase price includes complete custom-made interior equipment.

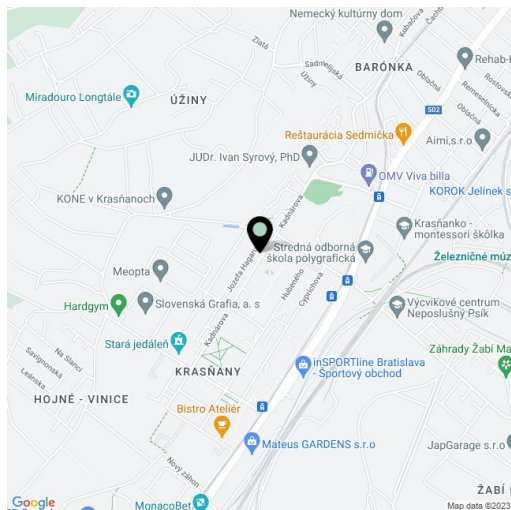
Living in a quiet and sought-after part of Bratislava with plenty of greenery, complete civic amenities, and good access to the center (about 15 minutes). There is a nice cafe and hair salon directly in the building. Several kindergartens and primary schools are in the immediate area, as well as various sports and leisure facilities.

Interior 207 m<sup>2</sup>, terraces and balcony together 60 m<sup>2</sup>, cellar 4 m<sup>2</sup>.

Price of the apartment 553,400 EUR with VAT.

Price of garage parking 3x 12,500 EUR with VAT.

Price of outdoor parking space 9,000 EUR with VAT.



\* 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.