



Apartment Four-bedroom (5+kk)

Ask for price

157 m², Bratislava III, Nové Mesto, Pod Vachmajstrom

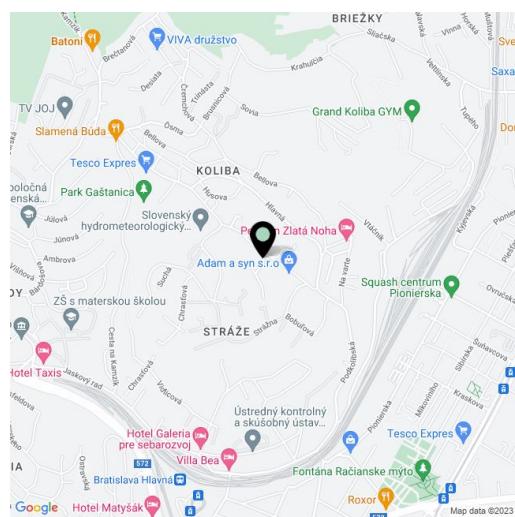




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Total area	251 m ²
Floor area*	157 m ²
Terrace	94 m ²
Parking	Yes
Garage	Yes
Cellar	-
Reference number	101396



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This timeless penthouse full of light with a terrace offering lovely views of the city is part of a unique complex set at a lucrative address in Bratislava's Koliba district. The apartment offers all of the advantages of a new building with modern designer elements and premium brands. The location of the project on a quiet cul-de-sac is only a stone's throw away from the heart of Bratislava.

The current layout of the **4-bedroom penthouse** offers an entrance hall with a built-in wardrobe, a spacious living room with a kitchen and dining area, two children's bedrooms, a study, a master bedroom, and a separate bathroom with a walk-in shower and toilet. Access to the **sunny terrace** is through large glass doors that illuminate the entire living area.

The interior emphasizes clean lines and the result is an elegant space with marble floors and gold accents on the accessories and light fixtures. Standard facilities include large aluminum windows, **exterior electric blinds**, ceiling cooling, and **underfloor heating** in every room.

The nearby area offers excellent amenities including public transportation stops, cafes, restaurants, and schools. Within walking distance is a **private English kindergarten**, a grocery store, a bakery, and the popular **large Gaštanica Park** with a children's playground. There are plenty of sports opportunities such as cycling, summer and winter sports, or walks in the vast meadows of Koliba. The location is highly sought-after due to its location close to nature while at the same time with **quick access to the city center by car and public transport**.

Interior 157 m², terraces 94 m², 2 parking spaces at an extra charge.



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A.03.02a		NA KOLIBE REZIDENCIA	
3. podlažie/ 3 rd floor			
5 (4)	157,02	Interior (m ²)	Exterior (m ²)
Počet izieb Number of rooms	94,14	Interior	Exterior
01 predien / hall	13,07 m ²		
02 WC	1,98 m ²		
03 chodba / hallway	9,74 m ²		
04 izba / room	12,34 m ²		
05 spálňa / bedroom	15,56 m ²		
06 izba / room	8,34 m ²		
07 izba / room	13,60 m ²		
08 kúpeľňa / bathroom	5,85 m ²		
09 techn. miestnosť / technical room	2,53 m ²		
10 kúpeľňa / bathroom	9,03 m ²		
11 obývacia izba + kuchyňa / living room + kitchen	65,55 m ²		
spolu / together	157,02 m ²		
12 terasa / terrace	47,51 m ²		
13 strecha / roof	24,15 m ²		
	22,48 m ²		