



## Apartment Three-bedroom (4+1)

147 m<sup>2</sup>, Bratislava III, Nové Mesto

Ask for price





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Total area	270 m <sup>2</sup>
Floor area*	147 m <sup>2</sup>
Terrace	123 m <sup>2</sup>
Parking	garážové státie
Garage	Yes
Cellar	Yes
PENB	G
Reference number	102719

\* 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 with an island wardrobe, a living room, a dining area, a kitchen with a pantry, a separate **walk-in closet**, a bathroom with space for a walk-in shower, toilet, and sink, a bedroom with a wardrobe, a hallway to the private zone, a separate toilet, a bathroom with space for a **bathtub** and washing machine, and two bedrooms with access to the **terrace**. The western, completely glazed side of the apartment has access to a **terrace with views of Old Town, including Bratislava Castle**.

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** faucets, a steel staircase, and **fiber 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**, residents can **park in the underground garage** (up to 5 underground floors) with the **possibility of charging electric cars** as well as a service station for bikes or scooters. It is possible to buy **cellar storage units**, which include electric sockets with their own meters.

The sustainability of the project is complemented 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.

The vibrant zone of **Old Town** by Račianske Mýto Street is being transformed into a modern residential district with everything that comfortable living entails—shops, restaurants, kindergartens and primary schools, all necessary services, and plenty of **green parks**. Another advantage is being within



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walking distance of the center of Bratislava and shopping malls. The location on the border of Old Town and New Town allows you to **quickly get to any other part of Bratislava** via public transport and easily connect to the highway. Many opportunities for sports activities around **Lake Kuchajda** or in the **picturesque Carpathian Mountains**, all nearby.

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