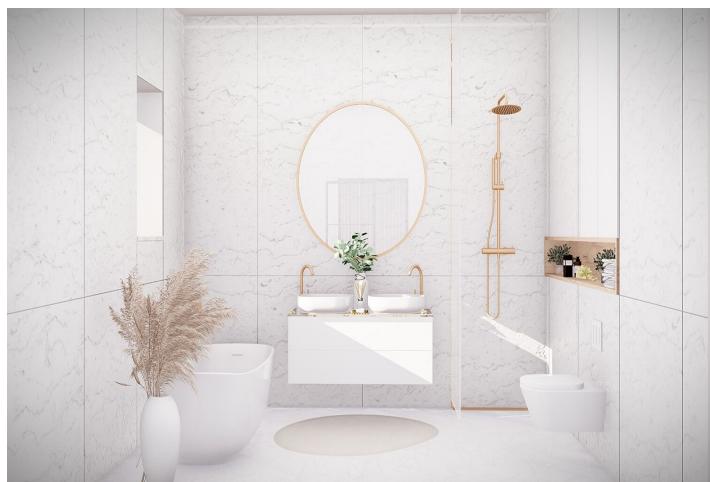




Apartment Three-bedroom (4+kk)

€ 497 708 | CZK 12 091 816

116.49 m², Poprad, Poprad





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€ 497 708 | CZK 12 091 816

116.49 m², Poprad, Poprad

Total area	187 m ²
Floor area*	116 m ²
Terrace	64 m ²
Parking	2 parking spaces in the underground garage
Garage	Yes
Cellar	7 m ²
PENB	A
Reference number	108740

* 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 spacious penthouse in the new Bell Residence building in Poprad, which we are exclusively offering for sale, is on the top floor of the project and offers 360° panoramic views of the majestic peaks of the High Tatras. The location combines proximity to natural beauty with all the amenities of a district town.

The penthouse has an entrance hall with storage space, which leads to a hallway dividing the apartment into a day and night area. The day area includes a spacious living room with a kitchen and access to a **52 m² roof terrace**, a bathroom with a shower, and a separate room. The night area consists of two rooms with **balconies**, a separate toilet, a bathroom with a bathtub, and a wardrobe. The master bedroom has its own wardrobe, private bathroom, and access to the terrace.

The apartment is being sold in a state of **white walls** with completed water distribution, sewerage, **floor heating**, recuperation, electrical installation, and low-voltage systems. Pre-installation for **air-conditioning** is included. The floors are finished with concrete screed, and the walls and ceilings are plastered. The entire seventh floor is accessible by elevator or staircase exclusively for apartment owners. The terraces surrounding the penthouse are accessible only to apartment residents, with only areas intended for actual use included in the price. The apartment comes with a **basement storage room** and 2-3 parking spaces for an additional fee.

The penthouse is located in a quiet residential area that combines the peaceful atmosphere of family living with close proximity to the center of Poprad. Schools, kindergartens, shops, restaurants, and sports facilities are within walking distance. The city offers complete civic amenities, including a modern shopping center, cultural facilities, and health services. Excellent transport connections allow quick access to the D1 highway, **Poprad-Tatry International Airport**, and the heart of the **High Tatras**.

Apartment price with terraces: EUR 497,708. Basement storage room price EUR 6,988, parking space price EUR 24,000.



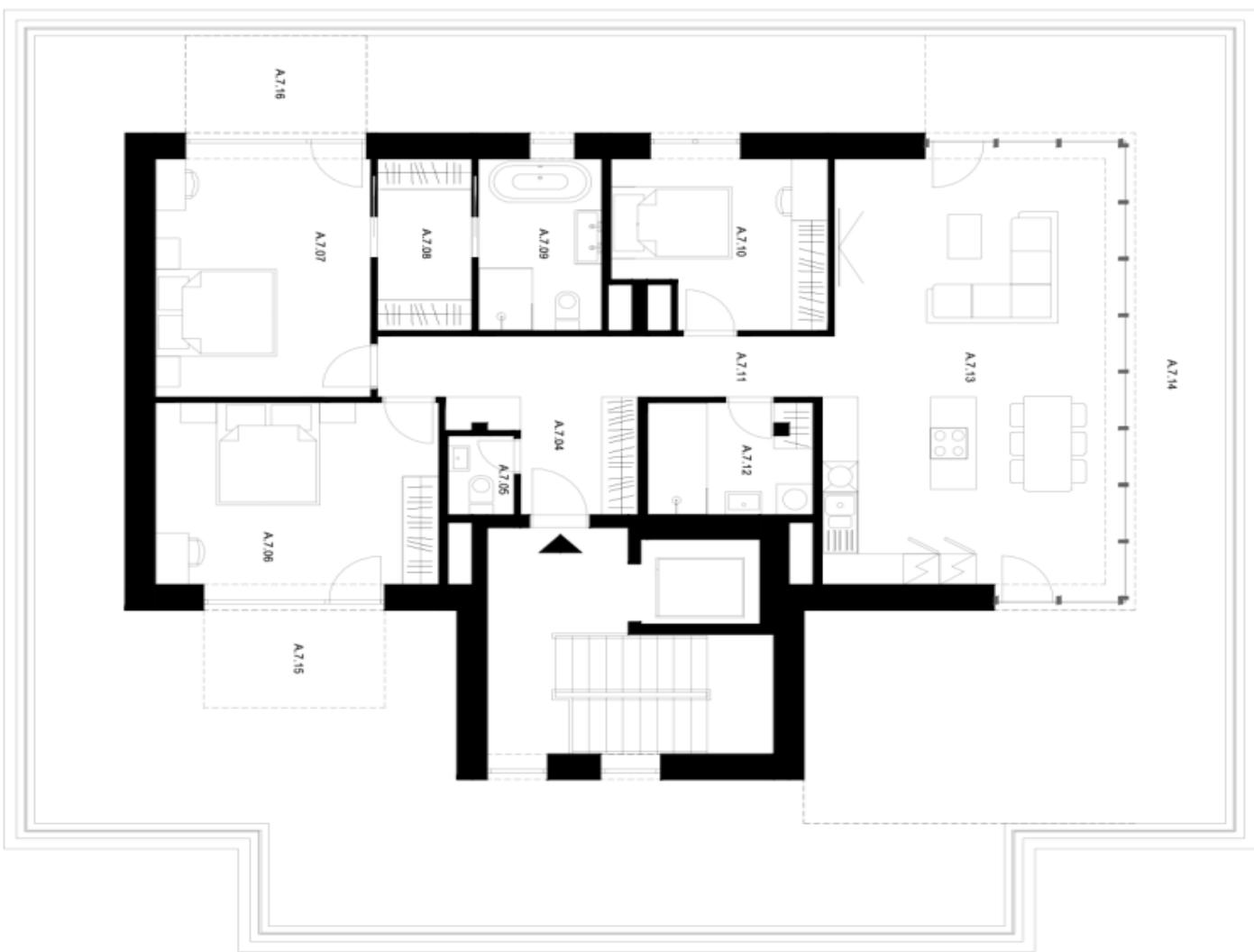
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A.7.04	PREDSEJN	4,47 m ²
A.7.05	WC	1,69 m ²
A.7.06	IZBA	16,69 m ²
A.7.07	IZBA	16,62 m ²
A.7.08	ŠATNÍK	5,28 m ²
A.7.09	KUPEĽŇA	6,87 m ²
A.7.10	IZBA	10,96 m ²
A.7.11	CHODBA	9,63 m ²
A.7.12	KÚPEĽŇA	5,96 m ²
A.7.13	OBÝVACIA IZBA S KUCHYNŇOU	38,32 m ²
ÚŽITKOVÁ PLOCHA		116,49 m ²
A.7.14	STREŠNÁ TERASA	52,25 m ²
A.7.15	TERASA	5,70 m ²
A.7.16	TERASA	5,70 m ²
A.0.07	KOBKA	5,64 m ²

BYT A.7.1.





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