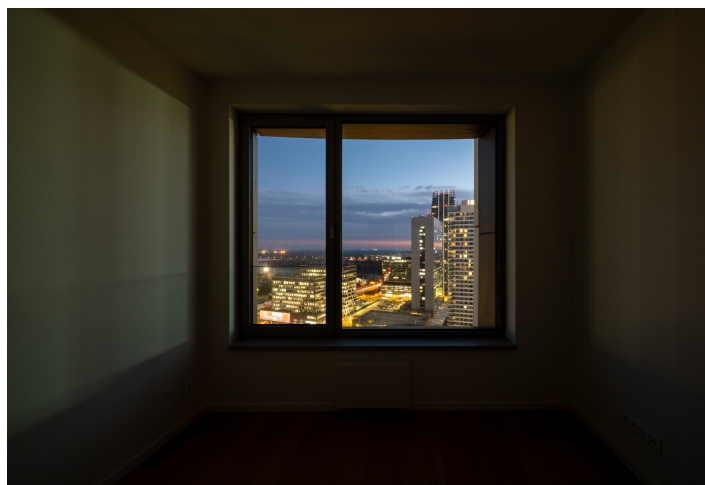




Apartment Three-bedroom (4+kk)

Ask for price

109.4 m², Bratislava I, Staré Mesto





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Total area	116 m ²
Floor area*	109 m ²
Loggia	7 m ²
Parking	Yes
Cellar	-
PENB	A
Reference number	111339

* 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 modern three-bedroom apartment with a spacious loggia is located on the 23rd floor of the second tower of an iconic residential project by a world-renowned architect. An attractive location in Bratislava's new downtown, timeless architecture, high-standard amenities, and an excellent layout combine to create unique urban living in close proximity to the city center and the Danube embankment.

The apartment has an interior area of 109.40 m² and an exterior complemented by a 6.50 m² **loggia**. The layout consists of an entrance hall with space for built-in storage solutions, which seamlessly connects to the hallway linking the day and night areas of the apartment. The interior is dominated by a spacious living room with a kitchen and dining area, from which there is direct access to the **loggia**. The night area consists of a **master bedroom** with a separate **wardrobe** and two other rooms suitable as a children's room, study, or guest room. The apartment feels light, airy, and open throughout the day, while providing maximum privacy within the individual rooms.

The apartment has **two bathrooms**, one with a bathtub and the other with a shower, a separate toilet, and a practical storage room. The standard includes **underfloor heating**, **large-format aluminum windows** with triple glazing, security fire doors, a video intercom, high-quality flooring materials, modern sanitary ware, and a preparation for **air-conditioning** and **smart home control**. It is possible to purchase a parking space in the underground garage and a cellar storage unit with the apartment.

The residential complex is located in an attractive location between Old Town and the new downtown, within walking distance of the Danube embankment, the Eurovea shopping center, the Slovak National Theater, parks, restaurants, cafes, shops, schools, and sports facilities. The location offers complete civic amenities and excellent transport accessibility, making it a sought-after place for modern urban living.



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Pôdorys a rozmiestnenie vnútorného vybavenia bytu sú ilustračné. Uvedené rozmery sú predbežné a nemusia sa zhodovať s realizačným projektom. Do výmery bytu sa nezapočítava priestor pod priechodmi. Zariadeniavacie predmety nie sú súčasťou dodávky.

