



## Apartment Four-bedroom (5+kk)

Sold

200 m<sup>2</sup>, Bratislava III, Nové Mesto, Na Grunte

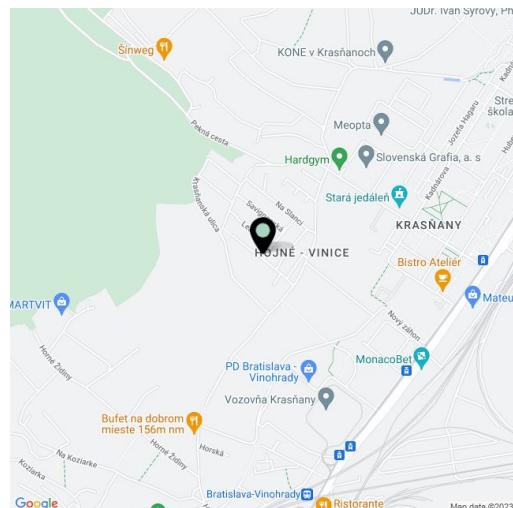




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Total area	395 m <sup>2</sup>
Floor area*	200 m <sup>2</sup>
Terrace	195 m <sup>2</sup>
Parking	three parking spaces in the garage
Garage	Yes
Cellar	Yes
PENB	A
Reference number	34359



\* 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 extremely attractive apartment is the only 4-bedroom penthouse in the new Krasňany building. It is surrounded by a spacious terrace with panoramic views of the city of Bratislava and a nearby forest.**

The layout consists of a living room connected to a kitchen and dining area, a **main bedroom with a walk-in closet and an en-suite bathroom with a walk-in shower**, bathtub, toilet, and bidet, a second bedroom also with an en-suite bathroom with a toilet and shower, and a third bedroom with a walk-in closet. The apartment also includes a **fitness room, a steam sauna, a shower, a separate toilet with a sink, and a storage room**. A walk-in cloakroom is located at the entrance to the apartment. **Each room has access to the terrace**, which offers wonderful views of Bratislava's surrounding forests. A section of the terrace is designed as a **winter garden**. The big advantage is that you do not have direct neighbors, as the entrance is **the only apartment on the roof**.

Features include outdoor **aluminum motorized blinds, wooden floors, air conditioning in each room, underfloor heating, granite window sills, designer sanitary ware and Keuco faucets, Miele kitchen appliances, and wallpaper**. The apartment comes with **three parking spaces in the garage**.

Within walking distance of the building you can easily get to the hiking and cycling routes of the Little Carpathians, ideal for lovers of active relaxation. This new part of town features a grocery store nearby, a playground right by the building, and a kindergarten in the immediate vicinity. It has excellent access to the city center (10 min. by car) and public transport stops are within walking distance.

Interior 200 m<sup>2</sup>, terrace 195 m<sup>2</sup>, cellar 4 m<sup>2</sup>.

The price of the apartment is EUR 759,000.

The price of the three parking spaces in the underground garage is a total of EUR 30,000