



Apartment Three-bedroom (4+1)

Sold

211 m², Bratislava III, Rača, Kadnárova

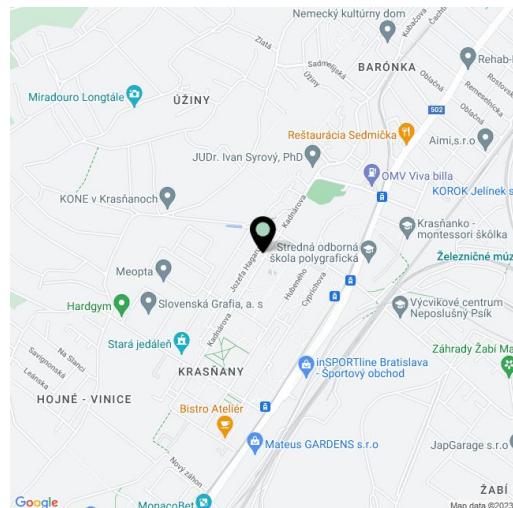




Apartment Three-bedroom (4+1)

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Total area	220 m ²
Floor area*	211 m ²
Balcony	9 m ²
Terrace	51 m ²
Parking	3x garage space + 1x outdoor parking
Garage	Yes
Cellar	Yes
Service price	450 EUR monthly
PENB	A
Reference number	38557



* 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 high standard three-bedroom rooftop duplex with two saunas, a Jacuzzi, 4 parking spaces, and spacious terraces is located on the 6th floor of a residential building in Bratislava's Rača district.

The ground floor consists of an entrance hall, a living room with a **fireplace**, a kitchen with a dining area and storage space, access to a **spacious corner terrace** with 180-degree city views and a professional Weber grill, a separate toilet, storage space, and a lit staircase leading to the upper floor. Upstairs, there is a generous hallway with storage space, a master bedroom with a terrace, a second smaller bedroom, a walk-in closet, and a large bathroom with a bathtub, shower, and toilet. The space continues into an open living space with access to a terrace with a Jacuzzi and spa with **two saunas**, a relaxation area, and a cooling pool. The apartment comes with a necessity to also purchase a cellar storage unit and 4 parking spaces (3x garage parking, 1x outdoor parking space).

The standard includes plastic windows with exterior motorized shutters, wooden floors, **underfloor heating** on the lower floor, **air-conditioning**, a security entrance door, an alarm, design wallpaper, a complete kitchen with quality built-in Miele appliances, a wine cooler, a TV and projector, a Jacuzzi, a **steam sauna**, and an **infrared sauna**. The purchase price includes complete custom-made interior equipment.

Living in a quiet and sought-after part of Bratislava with plenty of greenery, complete civic amenities, and good access to the center (about 15 minutes). There is a nice cafe and hair salon directly in the building. Several kindergartens and primary schools are in the immediate area, as well as various sports and leisure facilities.

Interior 207 m², terraces and balcony together 60 m², cellar 4 m².

Price of the apartment 553,400 EUR with VAT.

Price of garage parking 3x 12,500 EUR with VAT.

Price of outdoor parking space 9,000 EUR with VAT.