



## Apartment Six-bedroom (7+kk)

€ 999 900 | CZK 25 287 471

218 m<sup>2</sup>, Bratislava IV, Záhorská Bystrica





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Total area	360 m <sup>2</sup>
Floor area*	218 m <sup>2</sup>
Terrace	142 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
Service price	400 EUR monthly
PENB	B
Reference number	101082

\* 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 unique six-bedroom penthouse is an exceptional property in Bratislava in terms of its interior design, workmanship, and spacious terraces. The apartment is located in the Záhorská Bystrica district, which defines ideal living with all the comforts of the big city, easy accessibility, and at the same time the sought-after privacy and silence of rural living.**

The layout of the penthouse located on the 3rd floor of the popular **Záhorská Residence** consists of a stylish entrance hall, a spacious living room with a **fully equipped kitchen**, a dining room, access to a **spacious south-facing terrace**, and an entrance to a long corridor leading to the study, then the guest room with a guest bathroom, and further on to a room used as a **dressing room** and to two bedroom wings. The first wing has a **walk-in closet** that can be transformed into a separate room, a bathroom with a bathtub and toilet, and access to the **second terrace**. The second bedroom wing currently serves as a men's area with an en-suite bathroom, spacious walk-in shower, and plenty of built-in wardrobes. The apartment was created by joining two apartments. **Should new owners need to, the units can be divided again.**

The apartment is sold **fully furnished with exclusive pieces** and decorated in the style of luxury apartment suites. Facilities includes large-format plastic windows with **exterior electric aluminum blinds**, and high-quality tiles in the kitchen and bathrooms. The rest of the apartment has Portuguese cork tiles, teak wood floors, and premium carpets. High-quality materials are used throughout the penthouse, including **custom-made pieces** and quality patio furniture. The apartment is also equipped with a Jablotron **security system**, a **SmartHome** system (an intelligent home that can be controlled remotely via a mobile application), **Bosch** and **Miele** appliances or a **Bora** stove. The atmosphere of the apartment is complemented by many **artworks**, backlighting, and many other ingenious details.

The popular residential location of **Záhorská Bystrica** is home to complete civic amenities, including schools, shops, and supermarkets. The **Bory Mall** shopping center and a newly built prestigious hospital are also nearby, as is the popular British International School in Dúbravka. A pleasant and safe location full of greenery with plenty of opportunities for sports, such as hiking and biking along **forest trails**. Excellent accessibility by car via a direct connection to the highway or by public transport.

Interior 218 m<sup>2</sup>, terraces 142 m<sup>2</sup>, cellar 2x5 m<sup>2</sup>.

The price of the apartment (EUR 990 900) includes two spacious cellars (2 x EUR 15,000) and three parking spaces in the basement of the building



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