



## Apartment Four-bedroom (5+1)

Ask for price

188 m<sup>2</sup>, Bratislava III, Nové Mesto





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Total area	205 m <sup>2</sup>
Floor area*	188 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	garagen space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	102716

\* 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.

Svoboda & Williams has been exclusively retained to broker the sale of this unique air-conditioned 4-bedroom loft by the CE-ZA-AR nominated architectural studio GutGut. The loft is being built on the border of Old and New town. The unit's light-filled, high ceilings reach up to 5 meters, emphasizing the industrial spirit of loft living, as do the paneled ceilings and preserved original elements and materials, such as GFRC or cast terrazzo. Views of a courtyard with a common relaxation garden for residents ensures comfortable living, as do the green roofs with photovoltaic panels and Smart Home systems.

### Expected completion is in autumn 2025.

The layout of the apartment consists of a lower floor with a foyer, a spacious living room connected to the kitchen with **access to the southeast-facing balcony**, a study, a bedroom with space for a wardrobe, a separate toilet with a sink and space for a washing machine, and a bathroom with space for a walk-in shower and toilet. Upstairs is a **landing**, two bedrooms, a separate **walk-in closet**, a bathroom with a bathtub, a separate toilet with a sink, and an **open bookcase** in the hallway.

Facilities consist of large-format triple-glazed aluminum windows with high acoustic insulation, original paneled ceilings, original elements, GFRC in select parts of the windows, motorized blinds or curtains, high ceilings, layered oak parquet floors in a herringbone pattern, steel grating walkways, underfloor heating, underfloor cooling, fan-coils, a Smart Home system, Duravit or Hansgrohe faucets, a steel staircase, and fiber optic Internet with a choice of three operators.

Balcony facilities consist of thermowells, lighting, a socket, electric shading, and an anti-freeze valve for water. In addition to the **green inner courtyard**, residents can take advantage of **parking in the underground garage** (up to 5 underground floors) with the **possibility of charging their electric cars** as well as a **service station for bikes** or scooters. It is possible to buy **cellars** for the apartments, which include electric sockets with their own meters. The offer includes a parking space in the underground garage, but the cellar storage unit is for an additional fee.

The sustainability of the project is complemented by **photovoltaic panels** on the green **biosolar roof** of the building and the use of high quality materials in the interiors of the apartments. The final completion will be realized in cooperation with the buyer. The apartments can also be handed over in



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a shell &amp; core state.

The dynamic zone in **Old Town** on Račianske Mýto Street is being transformed into a modern residential district with everything that comfortable living entails—shops, restaurants, kindergartens and primary schools, all necessary services, and **plenty of green parks**. Another advantage is being **within walking distance of the center of Bratislava** and to shopping malls. The location on the border of Old Town and by New Town allows you to **quickly get to any part of Bratislava** via public transport and easy connections to the highway. **Kuchajda Lake** or the **picturesque Carpathian Mountains** offer many opportunities for sports activities, all nearby.

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