



Apartment Four-bedroom (5+kk)

€ 650 000 | CZK 16 230 500

137.23 m², Bratislava IV, Záhorská Bystrica





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Total area	248 m ²
Floor area*	137 m ²
Terrace	111 m ²
Parking	Yes
Cellar	-
PENB	B
Reference number	108400

* 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 four-bedroom penthouse with a designer interior, quality workmanship, and a spacious terrace is located in the Bratislava district of Záhorská Bystrica, which defines ideal living with all the comforts of a big city, quick accessibility, and at the same time sought-after privacy and silence.

The layout of the penthouse located on the 3rd floor of a popular residential project consists of a stylish entrance hall, a spacious living room with a fully equipped kitchen, a dining room, an entrance to a spacious **south-facing terrace** and an entrance to a long hallway that leads to four bedrooms and two bathrooms.

The apartment is being sold furnished with premium furniture and decorations. The apartment's facilities includes large-format plastic windows with **exterior electric aluminum blinds** and 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, including custom-made furniture and quality pieces on the terrace. The apartment is also equipped with a Jablotron security system, a **SmartHome** system (a smart home that can be controlled remotely via a mobile app), and Bosch and Miele appliances. The atmosphere of the apartment is complemented by numerous works of art.

This popular residential location in Záhorská Bystrica provides complete civic amenities, including educational facilities, shops, and supermarkets. The **Bory Mall** shopping mall and newly built prestigious **hospital** are also nearby. The British International School is located in nearby Dúbravka. This pleasant and safe location full of greenery offers rich sports opportunities, long walks, and bike rides along forest trails. Accessibility by car via a direct connection to the highway or using public transport is also excellent.

Interior 137 m², terrace 111 m², cellar 5 m².

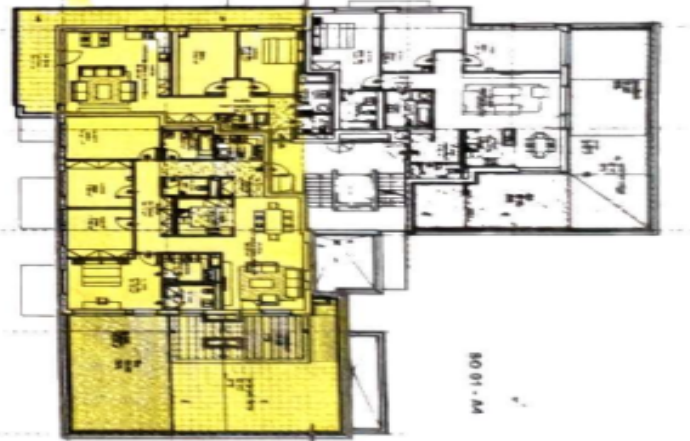
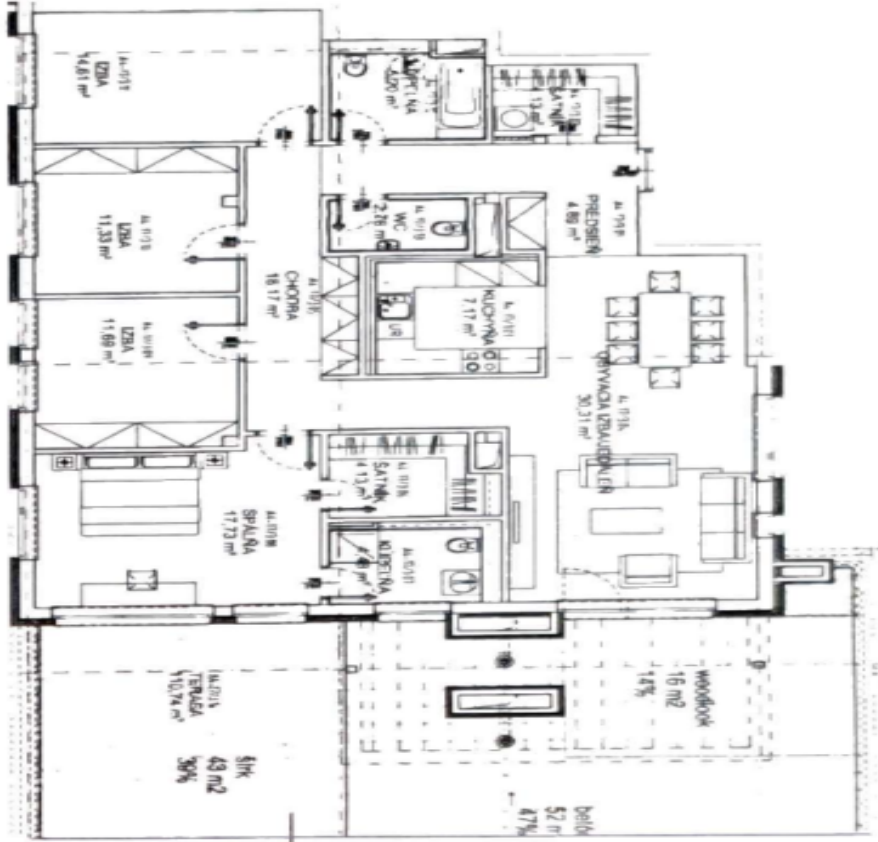
Apartment price EUR 650,000, spacious cellar EUR 15,000, and 2 parking spaces in the building's basement (2 x EUR 25,000).



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NO 01 - A4

CELKOVÝ ROZSAH PLOCHA BRŤU
CELK. ÚPRAVNÁ PLOCHA BRŤU
TOTAL INTERIOR AREA NETTO
137,23
110,74

NO	POZNÁMKY	MR
173.01	PREDSIEN ENTRANCE	4,89
173.02	KUCHYŇA KITCHEN	4,13
173.03	KUCHYŇA KITCHEN	7,17
173.04	OBÝVAČKA LIVING ROOM	30,31
173.05	CHODBA CORRIDOR	18,17
173.06	KÚPEĽ BATHROOM	4,76
173.07	WC TOILET	4,48
173.08	SPALŇOVNÁ BEDROOM	17,73
173.09	WC TOILET	11,89
173.10	WC TOILET	11,33
173.11	WC TOILET	14,61
173.12	KÚPEĽ BATHROOM	5,20
173.13	WC TOILET	2,76
173.14	TERASA TERRACE	110,74

