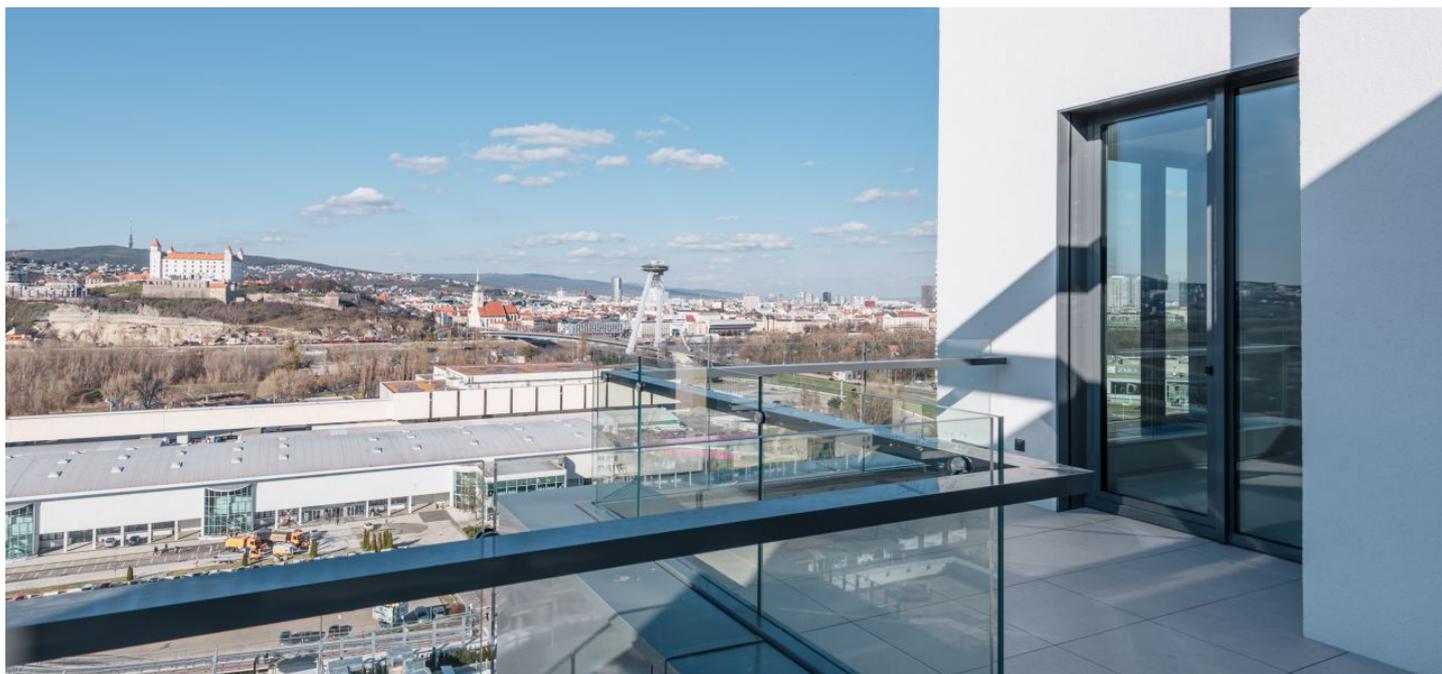




## Apartment Three-bedroom (4+kk)

Ask for price

168 m<sup>2</sup>, Bratislava V, Petržalka





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Total area	208 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	EUR 39,000 garage parking space
Garage	Yes
Cellar	-
PENB	A
Reference number	35365

\* 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 3-bedroom penthouse with large terraces and panoramic views of Bratislava Castle, St. Martin's Cathedral, or Janko Král' Park is on the 18th floor of the Einpark residential project. The location of this new building on the edge of Petržalka provides quick connections to the nearby city center, key traffic arteries, and bike routes.

The layout of the apartment, which faces north, west, and south, consists of a spacious open plan living room with a kitchen and dining area with access to **two terraces** (27 sq. m., 13 sq. m.) that offer views of **Bratislava Castle** and **Petržalka**. The entrance hall has a door to a bedroom with a separate bathroom and a second entrance to two other bedrooms with an additional bathroom. The apartment also has a closet and a dressing room.

The penthouse is equipped with **Schüco** windows with **soundproof aluminum frames** and insulated triple-glazed panes with **remote controlled exterior blinds**. A **dual-zone digital thermostat** divides heating control into day and night zones. Fitted with underfloor heating, the apartment is heated with **fan-coil** units. It also comes with a **camera system** and a fire safety entrance door.

The standard of the apartment includes floors, interior doors, tiles, floor tiles, and Duravit, **Geberit**, **Hansgrohe**, **Rako**, and **Klassen** sanitary ware (according to the client's choice).

The apartment building has an **elegant entrance with a lobby, a 24/7 reception**, and security.

The location offers complete amenities: **the Einpark Offices** building includes a shopping zone with stores, restaurants, and cafes. Kindergartens, elementary schools, and high schools are nearby and **the Aupark Mall**, accessed by a pedestrian bridge, is in the neighborhood as well. A bus stop is very close to the new building. Fans of active leisure will appreciate its proximity to **bike routes** to Austria or Hungary.

New owners can buy **4 parking spaces** (17.5 sq. m.) in an **underground garage**. The price of a parking space is EUR 49,900 including VAT. The garage is also **ready to fit an electric car charger**.

Interior 168 m<sup>2</sup>, terrace 40 m<sup>2</sup> (27 m<sup>2</sup> + 13 m<sup>2</sup>)



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