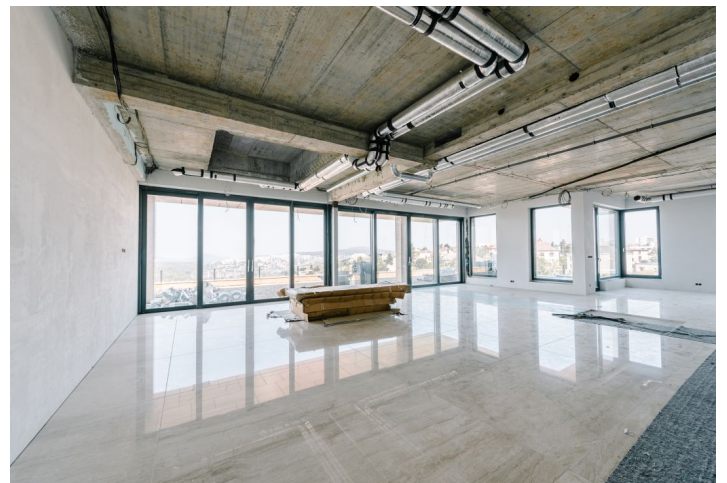
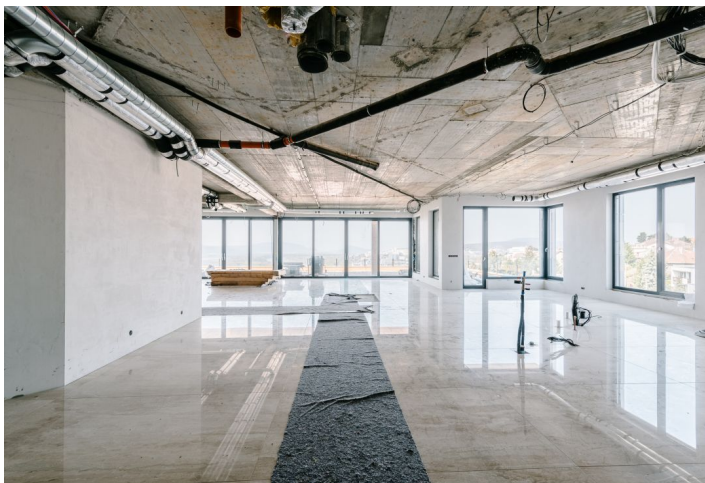




## Apartment Four-bedroom (5+kk)

Sold

450 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	598 m <sup>2</sup>
Floor area*	450 m <sup>2</sup>
Terrace	148 m <sup>2</sup>
Parking	2x double garage
Garage	Yes
Cellar	-
PENB	A
Reference number	39211

\* 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 five-bedroom penthouse, located on sought-after Castle Hill in Old Town, offers unique panoramic views of the city from its many windows and terraces. It can be completed to the standard of your choosing and currently consists of two apartments (3-bedroom and 1-bedroom), which can be used separately or together.

The layout of the maisonette on the first floor consists of an entrance hall, a guest toilet, an extra large **176 sq. m. living room** with a preparation for a **fireplace**, a study, a kitchen, a closet, storage space, a dining area, a utility room with a Viesmann gas boiler and a preparation for a work room and a **central vacuum**, and a master bedroom with a walk-in closet and access to a spacious **en-suite bathroom**. There is also a guest room with an en-suite bathroom with a preparation for a shower and toilet, and a third bedroom with a walk-in closet and en-suite bathroom. The exterior consists of a **balcony** accessible from the bedroom and a **terrace** attached to the living room.

The upstairs apartment consists of an entrance hall with a preparation for built-in wardrobes, a bedroom with a walk-in closet, a bathroom with a preparation for a toilet and shower, and a living room with a kitchen. This part of the penthouse is surrounded by a **rooftop terrace with panoramic views of Bratislava and the surrounding area**.

The standard of the apartment consists of **marble floors, large-format triple-glazed aluminum windows, motorized aluminum blinds**, wiring for a central vacuum cleaner, air-conditioning, **underfloor heating**, and a downdraft extractor hood. The price of the apartment includes the installation of **air-conditioning, a recuperation system**, a fireplace, and tiles on the stairs selected by the future owner. The apartment can also be purchased prepared to a standard that includes wall and floor tiles, sanitary ware, carpets, a Poliform kitchen, and Gagenau appliances. There is a 12-hour **reception and security service** in the building. The top floor is accessible by elevator only with the use of a **security chip**. There is only one other apartment on the same floor, which ensures maximum privacy.

By walking through Castle Valley you can get to Old Town's pedestrian zone in 15 minutes or by car in only 4 minutes. The city's Mountain Park, suitable for walking, sports, and relaxation is nearby. The building is easily accessible from any part of the city and is equipped with civic amenities.

Interior 450 m<sup>2</sup>, terrace 148 m<sup>2</sup>

The price of the apartment is EUR 4,250,000

The price of two double garages is EUR 150,000