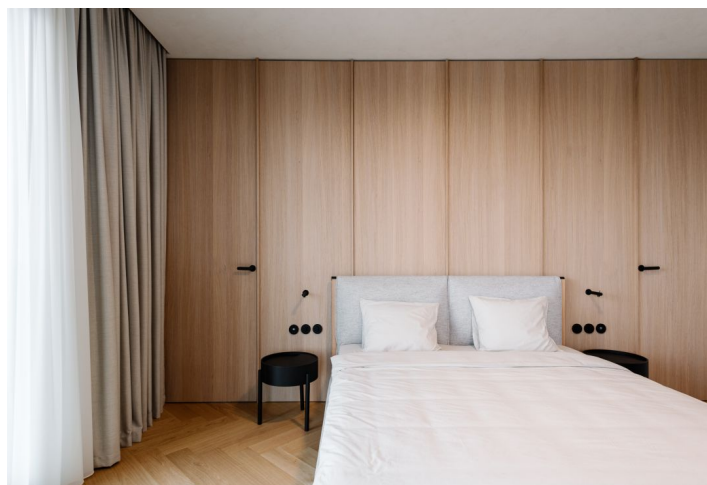




## Apartment Three-bedroom (4+kk)

€ 1 250 000 | CZK 31 693 750

171 m<sup>2</sup>, Bratislava V, Petržalka, Einsteinova





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Total area	211 m <sup>2</sup>
Floor area*	171 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	41586

This exceptional three-bedroom penthouse with large terraces, fully furnished in a modern Scandinavian style, is located in the Einpark project, which offers panoramic views of Bratislava Castle, St. Martin's Cathedral, or Janka Kráľa Park from its 17th floor. This new building is situated on the border of Petržalka, ensuring quick connections with the nearby center or key transport arteries and bike paths.

The layout of the apartment that faces north-west-south consists of a generously apportioned open space living room with a kitchen and dining area with access to **two roof terraces overlooking Bratislava Castle** (27 sq. m. and 13 sq. m.). From the entrance hallway, there is a door to a bedroom with a separate bathroom and doors to 2 separate bedrooms and another bathroom. The apartment also includes a closet and a dressing room.

The penthouse has premium **Schüco** windows with soundproof aluminum frames and triple-glazed panes with electronically controlled exterior blinds. Heating can be controlled by a dual zone digital thermostat that splits the control into day and night zones.

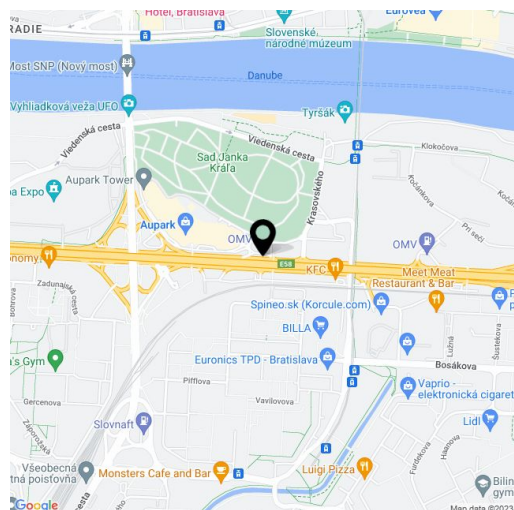
Quality materials and an emphasis on functionality are reflected in the apartment's facilities, which include **Travertino romano** interior plaster, **Boen** herringbone parquet floors, **underfloor heating** and Rehau ceiling cooling that allows the temperature to be controlled via an app. Sanitary ware is by the high-end brands Duravit and Dornbach, the built-in air-conditioning unit is by Daikin, and it is furnished with **designer pieces** from Ferm Living and Fritz Hansen.

The apartment building will include a lobby with a **24/7 reception** and security.

The location has a full spectrum of amenities, for instance in the neighbouring Einpark Offices building, which will have a shopping arcade with restaurants and cafes. There are also kindergartens, primary schools, and high schools nearby, as well as the Aupark shopping center, which is connected to the nearby pedestrian bridge. A bus stop is in close proximity to the new building and fans of active relaxation will appreciate having **bike paths** that go all the way to Austria or Hungary so close-by.

The price includes 2 parking spaces and a cellar storage unit. Two additional parking spaces can be purchased.

Interior 171 m<sup>2</sup>, terraces (combined) 40 m<sup>2</sup>



\* 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.