4-bedroom apartment
Bottova, Bratislava-Staré Mesto

1 529 300 €

HERRYS – UNIQUE 5-BEDROOM APARTMENT FOR SALE IN THE METROPOLIS NEW-BUILD IN BRATISLAVA'S DOWNTOWN

Real estate agency HERRYS exclusively offers for sale a remarkable 5-bedroom duplex apartment with **two terraces**, located on the top two floors (17th and 18th) of the **prestigious residential project Metropolis**. With a total floor area of 172.05 sqm, the apartment features an exceptional layout, elegant interior design by the architectural studio Arkhe, high ceilings, panoramic views, and complete privacy.

The southeast-facing day zone includes a spacious living room with a fireplace, a designer kitchen with an island, and a dining area. The night zone on the upper floor offers three bedrooms, a study, two bathrooms, and a walk-in closet. An intimate atmosphere, **premium materials** (stone, brass, oak, textured glass), **private terraces** with greenery, and an outstanding location in Bratislava's new city center make this **a truly unique property on the market.**

Usable area: 172.05 sqm (living space 17th floor: 107.65 sqm; 18th floor: 64.40 sqm + terrace 17th floor: 26.43 sqm; terrace 18th floor: 26.43 sqm; three balconies 17th floor: 2.47 sqm; two balconies 18th floor: 2.48 sqm)
Orientation: SE and NW
Floor: 17th and 18th / 18

Parking space in the underground garage available for purchase.

DISPOSITION

The apartment is divided into a day zone on the 17th floor and a night zone on the 18th. The entrance leads through a hallway with built-in storage and stone cladding, with access to a separate guest toilet. The day area consists of a generous living room with a fireplace, a dining area, and a kitchen with a central island, seamlessly extending onto a spacious southeast-facing terrace.

Upstairs, there is a master bedroom with a walk-in closet and en-suite bathroom, two additional bedrooms, a second bathroom, and a study/guest room. A hallway with storage leads to the second terrace, oriented to the northwest. The layout is functionally divided with an emphasis on privacy, light, and comfort for family living.

LOCALITY

The Metropolis project is located in the heart of the new downtown – a prestigious and rapidly developing district near the Eurovea shopping center, within walking distance of the historic city center, the Danube riverbank, and all the services required for modern urban living. The immediate vicinity offers top restaurants, cafés, parks, schools, sports

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facilities, and public transport.

BENEFITS

- Premium interior design by architectural studio
- High-quality materials: stone, oak, brass, textured glass, artisan details
- Private terraces with planting and greenery preparation
- Flexible layout with ample storage
- Energy-efficient building with modern technology, excellent insulation, and low operating costs
- Top-tier amenities in the surrounding area
- Unique combination of residential, business, and urban lifestyle
- Parking space available for purchase in the underground garage

PRICE

€1,529,300 (including professional services and agency commission)

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