3-bedroom apartment
K Železnej studienke, Bratislava-Staré Mesto

1 108 756 €

Business name: HERRYS s. r. o.

HERRYS – EXCLUSIVE 4-ROOM PENTHOUSE WITH TERRACE FOR SALE IN THE K ŽELEZNEJ STUDIENKE PROJECT

HERRYS real estate agency offers for sale an exclusive elegant **4-room penthouse** with a generous living area in the K Železnej studienke residential project, located in a popular location on the border between the city and a nature park. The apartment is located on the top 4th floor of block A. The penthouse will appeal to even the most demanding buyers with its well-thought-out layout, bright and airy rooms, and **two large terraces** offering beautiful views and complete privacy.

Total area: 342.83 m2 (130.59 m2 apartment + 212.24 m2 terraces)
Orientation: west
Price for basement storage unit from EUR 9,335.70 incl. VAT
Price for garage parking space EUR 43,050 incl. VAT

DISPOSITION

Entrance hall, bedroom with bathroom, wardrobe and access to the terrace, living room connected to the kitchenette, dining area and access to the terrace, 2 bedrooms, bathroom, toilet, wardrobe.

LOCALITY

The K Železná studienke residence is located in a quiet area at the entrance to the forest park, which offers rich opportunities for relaxation, sports and walks in nature. This location is among the most sought-after in Bratislava thanks to the exceptional combination of natural surroundings, excellent accessibility and developed civic amenities in the vicinity of Patrónka, Mlynská dolina and the Old Town.

There is a **public transport** stop right next to the project with connections to the center and other city districts. In the wider area there are several preschools (**Škôlkáreň, Dúhová škôlka Westend Gate, Škôlka pri lese**) and school facilities, popular sports grounds, restaurants and shopping centers (e.g. **Kaufland Patrónka, Cubicon, OC Bory, Tesco Galeria**).

A key benefit for future residents is also **the planned plan of the Bratislava Self-Governing Region in Patrónka**, where a new **center of education, innovation and community services for families with children** is to be built in the area of the former boarding school. The project will expand the range of schools, leisure activities, and publicly accessible spaces in this part of the city.

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BENEFITS

- **large-format aluminum windows** with triple-glazed insulation – ensure quiet, bright and airy interiors
- **own gas boiler room** on -1st floor
- hot-water **underfloor heating**
- **ceiling cooling** of the FANCOIL type including DAIKIN terminal devices recessed in the ceiling
- **air recovery** in each living room
- sought-after location near the nature zone
- **private garden** for residents only
- **direct connection to the forest park and playgrounds** – ideal for everyday movement and weekend activities
- **quick access to the city center** and main transport routes

PRICE

1.108.756,44 EUR incl. VAT

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