3-bedroom apartment
Slávičie údolie, Bratislava-Staré Mesto

Price in EA

HERRYS – 4-BEDROOM APARTMENT FOR SALE ON CASTLE HILL IN THE AURA - SLÁVIČIE ÚDOLIE DEVELOPMENT

Exclusive HERRYS Listing: Premium 4-bedroom apartment for sale in the heart of Bratislava on Castle Hill
HERRYS Real Estate Agency is offering for sale a 4-bedroom apartment located on the 4th floor of a modern new building, offering a harmonious blend of privacy, light, and timeless architecture in one of Bratislava's most sought-after locations. Thanks to its orientation toward three cardinal directions, the interior is flooded with natural light throughout the day, enhancing the feeling of airiness and open space.

A natural extension of the living space is the spacious loggia, creating a pleasant spot for morning coffee, relaxation after a busy day, or quiet moments with a view of the surrounding greenery.

Premium Features
The apartment's interior is finished to a high standard that reflects today's demands for comfortable living. Wooden floors, underfloor heating, ceiling cooling, high-quality fixtures, flush-mounted, tall interior doors, and a smart home system create an environment where functionality naturally blends with aesthetics.

Attractive Location and Investment Potential
The Hradný kopec neighborhood has long been among the most prestigious addresses in Bratislava. This peaceful residential area, surrounded by greenery, offers immediate proximity to the historic city center, high-quality amenities, cultural events, and fine dining. A place where you can enjoy the benefits of city life without compromise.

Property specifications:
Floor area: 103.16 m²

Terrace + garden: 77.74 m²

Orientation: north, east, south (N, E, S, W)

DISPOSITION

The apartment consists of an open-concept living room connected to the kitchen, a bedroom, two additional rooms, a bathroom with a toilet, a separate toilet, and elevator access leading directly into the apartment.

Entrance and stairs - 20.59 m²

Living area - 28.54 m²

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Kitchen – 6.15 m²
Bathroom with toilet – 5.21 m²

Separate toilet – 3.28 m²

Bedroom – 14.87 m²
Room 1 – 12.70 m²

Room 2 - 11.82 m²

Floor area - 103.16 m²

Terrace 1 - 40.94 m²

Terrace 2 - 11.35 m²

Garden - 25.45 m²

Total usable area - 180.90 m²

LOCALITY

The Castle Hill region is one of the most sought-after locations in Bratislava. It offers a peaceful setting near Horský Park, excellent access to the city center, and proximity to a full range of amenities. Thanks to the area's established character and limited potential for further development, the neighborhood has long maintained its exclusive character.

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BENEFITS

Penthouse in a newly built project
• Apartment size: 103.16 m²
• Exterior: 77.74 m²

• Terrace Swim & Spa
• Premium architecture and design
• Intimate development with a limited number of apartments
• Prestigious location on Castle Hill
• High investment potential
• Excellent access to downtown Bratislava

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