



## Apartment Five-bedroom (6+1)

Ask for price

375.5 m², Bratislava II, Ružinov, Niťová





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Total area	400 m²
Floor area*	376 m²
Terrace	24 m²
Parking	50 000 EUR
Cellar	-
PENB	G
Reference number	109239

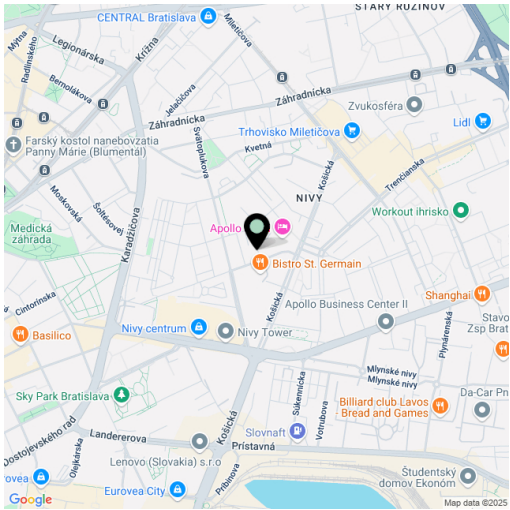
Sprawling, five-bedroom duplex with two terraces, a private elevator, a sauna, and three garages on prestigious Dulovo Square. This exceptional over 375 m² apartment combines the comfort of a family home with all the advantages of a central urban location. Designer interior, maximum privacy, and superior amenities make it the ideal choice for a demanding client.

Occupying the **3rd and 4th floors** of a fully renovated brick building, the apartment is accessible via a **private elevator**. The main floor features a spacious open plan living area, a fully equipped **Miele** kitchen, a dining area, a bathroom with both a bathtub and walk-in shower, a private **sauna** with direct access to a terrace with a **hot tub**, and a guest bedroom. The night zone includes a master suite with an en-suite walk-in wardrobe and an additional bedroom with its own WC. The lower level offers a separate entrance, a hallway with built-in storage, a bathroom, a kitchen connected to a second living room, and an additional bedroom—making it suitable as an independent living unit.

Designed by the studio Feel Home Factory, the interior prioritizes style, quality, and functionality. Premium materials and bespoke furniture were used. The kitchen is equipped with Miele appliances and the apartment has a sauna, hot tub, private elevator, and an air-conditioned garage. The apartment is sold fully **furnished** and ready for immediate living. **2 parking spaces in the garage**.

Dulovo Square offers excellent civic amenities - schools, shops, cafes, and the Miletičova market or OC Nivy mall are within walking distance. Excellent transport connections and a quiet urban environment make this address one of the most desirable in Bratislava. Three separate garages with air-conditioning ensure hassle-free and comfortable parking.

Usable area: 375.5 m² + 10 m² storage space



\* 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.