



277 m<sup>2</sup>

Bobrovník, Liptovský Mikuláš, Žilinský, Slovensko

1 396 800 EUR / 34 933 968 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	ML-C11	Price	1 396 800 EUR / 34 933 968 CZK 1 396 800 EUR
Address	Bobrovník, Liptovský Mikuláš, Žilinský, Slovensko	Type	Apartments
Disposition	4 + kitchenette	Usable area	277 m <sup>2</sup>
Floor area	164 m <sup>2</sup>	Energy performance of the building	G - Extremely uneconomical
Floor	3rd floor	Parking	Yes
Loggia	114 m <sup>2</sup>	Cellar	Yes
Accessibility	Yes	Lift	Yes

## About real estate

We offer for sale a luxury penthouse 4+kt in the new residence Marina Liptov located surrounded by majestic mountains, picturesque national parks and the longest Slovak dam Liptovská Mara. The apartment is located on the 3rd floor, extends over the entire floor and has a living area of 164 sqm and a total usable area of 277 sqm. The layout of the apartment offers a spacious living room with kitchenette and dining area, three bedrooms, two bathrooms and a separate toilet. Around the entire apartment there is a loggia/terrace of 114 sqm with a unique panoramic view of the surroundings. The house has wheelchair access and an elevator, each apartment comes with a parking space and a cellar, which are already included in the price.

The apartment is ideal for second living in the beautiful surroundings of Liptov and as a smart investment. The apartments are being built with the aim of preserving the original essence of the surroundings of Liptovská Mara, while applying the principles of modern architecture and unique design inspired by sailing ships. The Marina Liptov apartments consist of three four-storey apartment buildings A, B, C, each with four different types of apartments. Each building has wheelchair access, an elevator and reserved parking spaces. In total, there are 33 apartments on offer.

Marina Liptov is a resort that offers everything. The widest range of active recreation, gastronomic experiences, breathtaking views and perfect harmony between man and nature. Thanks to its location, it offers perfect opportunities for activities in all seasons. Whether you like nature walks, hiking, mountain hiking, cycling, skiing, or whether your passion is water and you enjoy sailing, windsurfing, paddleboarding, rowing, kayaking or good fishing, you will find something to suit you at Marina Liptov. Discover the charm of this unique place created for relaxation and recharging your energy in constant contact with nature. It will accompany you every step of the way, not only thanks to the view of the majestic mountains, but also thanks to its perfect symbiosis with the architecture. Because it is the view and the preservation of nature that we have subordinated everything to.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
ML-B5	3 + kitchenette	1st floor	63 m <sup>2</sup>	53 m <sup>2</sup>	No / No / 10 m <sup>2</sup>	No	7 818 126 CZK
ML-B8	2 + kitchenette	2nd floor	56 m <sup>2</sup>	47 m <sup>2</sup>	No / No / 9 m <sup>2</sup>	No	6 946 528 CZK
ML-C1	3 + kitchenette	ground floor	112 m <sup>2</sup>	58 m <sup>2</sup>	54 m <sup>2</sup> / No / No	No	8 308 322 CZK
ML-C2	3 + kitchenette	ground floor	106 m <sup>2</sup>	52 m <sup>2</sup>	54 m <sup>2</sup> / No / No	No	7 698 078 CZK
ML-C4	2 + kitchenette	1st floor	56 m <sup>2</sup>	47 m <sup>2</sup>	No / No / 9 m <sup>2</sup>	No	6 946 528 CZK
ML-C5	3 + kitchenette	1st floor	63 m <sup>2</sup>	53 m <sup>2</sup>	No / No / 10 m <sup>2</sup>	No	7 818 126 CZK
ML-C6	2 + kitchenette	1st floor	56 m <sup>2</sup>	47 m <sup>2</sup>	No / No / 10 m <sup>2</sup>	No	7 062 824 CZK
ML-C7	3 + kitchenette	2nd floor	68 m <sup>2</sup>	58 m <sup>2</sup>	No / No / 10 m <sup>2</sup>	No	8 443 376 CZK
ML-C8	2 + kitchenette	2nd floor	56 m <sup>2</sup>	47 m <sup>2</sup>	No / No / 9 m <sup>2</sup>	No	6 946 528 CZK
ML-C9	3 + kitchenette	2nd floor	63 m <sup>2</sup>	53 m <sup>2</sup>	No / No / 10 m <sup>2</sup>	No	SOLD
ML-C10	2 + kitchenette	2nd floor	56 m <sup>2</sup>	47 m <sup>2</sup>	No / No / 10 m <sup>2</sup>	No	SOLD
ML-C11	4 + kitchenette	3rd floor	277 m <sup>2</sup>	164 m <sup>2</sup>	No / No / 114 m <sup>2</sup>	No	34 933 968 CZK