



**Sale of luxury penthouse 4+kt/L, 277 sqm, in Marina Liptov project near the Liptovská Mara dam, Slovakia**



🏠 277 m<sup>2</sup> 📄 Bobrovník, Liptovský Mikuláš, Žilinský, Slovensko 📁 35 192 376 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>ML-C11</b>	Price	<b>35 192 376 CZK per property 1 396 800 EUR</b>
Address	<b>Bobrovník, Liptovský Mikuláš, Žilinský, Slovensko</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>277 m<sup>2</sup></b>
Floor area	<b>164 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Parking	<b>Yes</b>	Loggia	<b>114 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Accessibility	<b>Yes</b>
Lift	<b>Yes</b>		

## 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	7 875 957 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	6 997 911 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	8 369 779 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	7 755 021 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	6 997 911 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	7 875 957 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	7 115 068 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	8 505 832 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	6 997 911 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	35 192 376 CZK