



19th century elegance
meets 21st century luxury

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Hlboká 7 has been created for those who prefer the truly exceptional.



It offers the most prestigious address in Bratislava, opposite the Ministry of Foreign Affairs, and with the Presidential Palace and several embassies nearby. It is also close to the financial and banking centres, the city park and the Old Town, with its superb cultural and historical attractions.

A heritage status late 19th century building of uncommon grandeur and elegance has been sensitively and sumptuously restored to provide a living space unlike anything else seen before in this flourishing city. Setting extraordinary new standards in design and

finish – from the finest marble flooring and „no expense spared“ kitchen and bathroom fittings, to gated 24/7 security aided by state-of-the-art computer technology.

Offering a spectacular array of world-class facilities, including a heritage wine bar plus two outstanding restaurants and a lavishly appointed spa and gym.

To create a space of unashamed glamour, exclusivity and luxury.

The address for the discerning and the style-conscious.

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Heritage

Buildings in the past were built on a different scale and with a different level of craftsmanship. Hlboká 7 benefits from palatial ceilings, and grandly proportioned rooms – infused with the abundance of natural daylight that floods the building. It also boasts some superb architectural features. In refurbishing this 19th century heritage building to 21st century standards, exceptional care has been taken to do so sympathetically and to the highest standards.

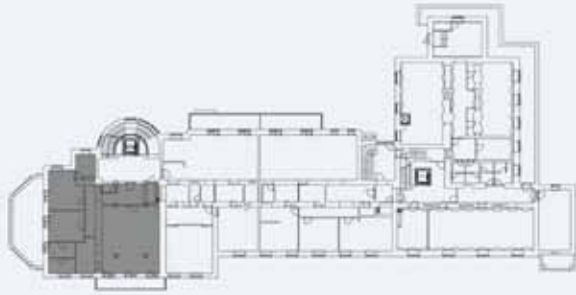
From using handmade period paints imported from the UK to painstakingly removing and then re-laying the original artisan tiles. From ensuring the new temperature and sound controlled windows exactly match the look of the originals. To sourcing traditional craftsmen with the skills to restore the exquisite moulding; and gilding in the fine-dining restaurant.

The grand lobby, with receptionist and 24h security for extra peace of mind.

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APARTMENT A.1.1

	M ² sq M
HALL	19,83
TOILET	1,74
LIVING ROOM	58,27
KITCHEN	11,04
ROOM 1	19,45
BATHROOM 1	5,75
ROOM 2	16,75
CLOSET	6,59
BATHROOM 2	5,87
TOTAL AREA INTERNAL	146,09
TERRACE 1	33,30
TERRACE 2	11,98

Floor plan example - Apartment A.1.1





Simple zoning for family living | Sumptuous and comfortable bedrooms.

To create an ultra-desirable and inspirational living space where your every whim and need are catered for.

A peaceful, comfort-filled haven where you can relax. A stunning and sophisticated setting for entertaining and socialising. And a safe, secure environment where you and your loved ones can feel truly at home.

Each apartment has been designed to a remarkable level and with unsurpassed attention to detail and quality.

The ultimate lifestyle experience

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Philippe Starck, Duravit Bathrooms | Bespoke kitchens with integrated Miele appliances

APARTMENT SPECIFICATIONS

- Fully air-conditioned throughout
- Underfloor heating throughout apartments
- Professionally coordinated interior design scheme by award-winning UK designers Hillhouse Interiors
- Grand main lobby entrance
- Bespoke kitchens with state-of-the-art, integrated Miele appliances
- Computer network and wireless system
- Telephone system with in-house intercom and paging facilities
- Gated access and 24 X 7 security inc. receptionist & security guard, CCTV and keyless entry
- Allocated spaces in the secure underground car park
- Enclosed, landscaped gardens

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Fine-dining at its very finest

The fine dining restaurant within Hlboká 7 offers a truly memorable gastronomic experience.

A first-class front-of-house team offers faultless service and can advise on the well-chosen wine list.

The elegant fusion cuisine, artfully combining classical and Asian influences and sourcing perfectly fresh ingredients, offers dishes that tantalise and delight the palate.

While the most beautiful dining room in Bratislava provides a ravishing background for the superb food



The dining experience

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Bakchus Wine bar with zonal areas for different entertaining

A heritage wine cellar where you can drink in the atmosphere

Part of the Hlboká 7 development, it is located in a skillfully renovated subterranean 17th century wine cellar that produced over 100,000 litres of wine in its former incarnation. Many of the original features, brickwork and pure glass heritage tiles have been preserved to stunning effect. You can even enjoy a glass of wine

sitting inside one of the original wine barrels, cleverly converted into an intimate 'snug' area. Bakchus offers an impressive and intriguing wine list, as well as a selection of beers, spirits food including bar snacks.

Named after the Roman god of wine and steeped in centuries of history, Bakchus is a wine bar with a unique atmosphere and setting

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Relaxing in the 7 Spa

Relax and rejuvenate

Hlboká 7's urban oasis, '7 Spa', is the perfect place to rejuvenate mind and body and awaken the senses.

This luxury spa and wellbeing centre offers a comprehensive range of water treatments using the latest equipment, as well as a state-of-the-art gym.

OTHER AMENITIES

Hlboká 7 also includes a coffee shop, bakery, florist and wine shop.

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	Area (Sq m)						Rent		
	Bedroom	Flat	Balcony	Garden	Total	Parking	Apt	Parking	Total
A.1.1	2	146	45	0	191	1	5402	0	5402
A.1.2	2	162	15	0	177	1	4062	0	4062
A.2.3	2	147	0	0	147	1	3390	0	3390
A.2.4	2	165	15	0	180	1	4117	0	4117
A.3.5	2	136	14	0	150	1	3447	0	3447
A.3.6	2	153	27	0	180	1	4135	0	4135
A.4.7	2	121	0	0	121	1	2785	0	2785
A.4.8	2	153	15	0	168	1	3854	0	3854
A.5.9	2	116	0	0	116	1	2677	0	2677
A.5.10	3	150	0	0	150	1	3441	0	3441
A.6.11	3	118	0	0	118	1	2723	0	2723
A.6.12	2	133	32	0	165	1	3791	0	3791
B.1.13	3	180	15	0	195	1	4481	0	4481
B.2.14	3	185	15	0	200	1	4583	0	4583
B.2.15	1	85	0	0	85	1	1961	0	1961
B.3.16	3	183	15	0	198	1	4543	0	4543
B.3.17	2	130	0	0	130	1	2994	0	2994
B.3.18	4	196	0	0	196	1	4508	0	4508
B.4.19	3	184	15	0	199	1	4557	0	4557
B.4.20	2	102	0	30	132	1	3025	0	3025
B.4.21	3	168	0	28	196	1	4490	0	4490
B.5.22	3	192	0	0	192	1	4417	0	4417
B.5.23	2	107	0	31	138	1	3172	0	3172
B.5.24	3	178	0	28	206	1	4733	0	4733
B.6.25	3	153	33	0	186	1	4280	0	4280
B.6.26	2	123	26	0	149	1	3429	0	3429
B.6.27	4	160	0	28	188	1	4318	0	4318
	67	4 026	279	144	4448	27			

Note:

Rents as on 10th Sep 2010

All rent indicated ir on monthly basis

All Apartments to be provided with one fixed parking slot

Rent for A.1.1 is including furnishing

All Rates are excluding utilities & VAT



Hlboká 7 is a unique opportunity to live in one of Slovakia's premier heritage sites.



The Hlboká 7 development includes just 27 exclusive long term rental private residences.

To find out more, request detailed apartment floor plans or check apartment availability please contact:

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