



Apartment One-bedroom (2+kk)

€ 299 990 | CZK 7 570 248

60 m², Bratislava III, Nové Mesto





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|------------------|-------------------|
| Total area | 68 m ² |
| Floor area* | 60 m ² |
| Parking | - |
| Cellar | 8 m ² |
| PENB | G |
| Reference number | 103957 |

* 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.

This sunny and absolutely quiet 1-bedroom apartment for sale with a cellar storage unit and a common landscaped yard is located in a renovated villa from the 1930s.

The layout of the apartment consists of a spacious entrance hall, a bright living room with a kitchen and study followed by a master bedroom and a bathroom with a shower and toilet with a **bidet**. The apartment was **completely renovated in 2019**.

Floors are wooden **oak parquets**, high-quality **Hansgrohe** faucets have been used in the bathroom, and heating is ensured by its own gas boiler. The apartment is sold fully furnished with **custom-made furniture**, a fully equipped kitchen with **Siemens** appliances, a **washing machine with an integrated dryer**, a **Denon** audio system, and **Klipsch** speakers. Another excellent feature is the **smart home system** that controls the entrance door, thermostat, and window blinds. The equipment includes **works of art** by **František Paluška**. The apartment also has an 8 sq. m. brick cellar.

Excellent location in **Vinohrady**, within a short walking distance of **Mountain Park** and **Slavín**. There are good civic amenities and a selection of restaurants, cafes, and the **Kramáře shopping center** nearby. Convenient transport connections to the highway or the city center, which is only 2 km away.



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