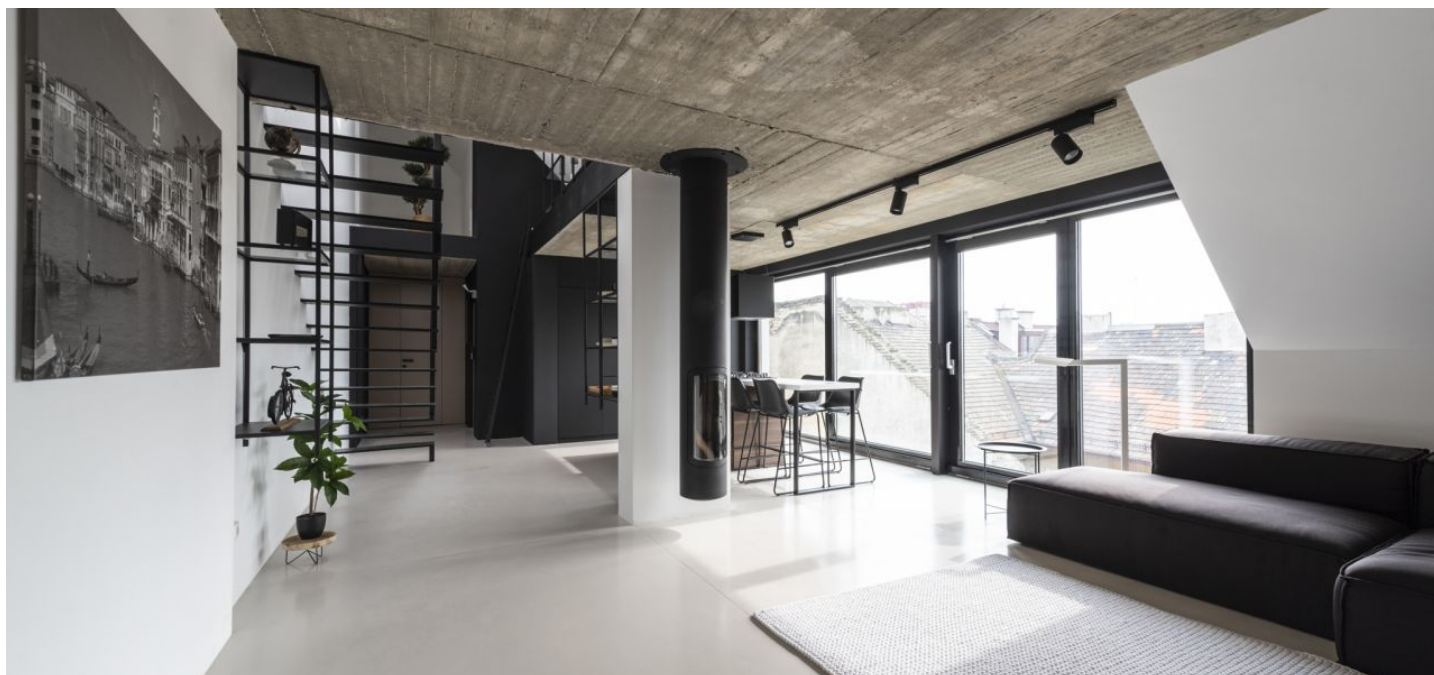




## Apartment Two-bedroom (3+1)

€ 575 000 | CZK 14 521 625

131 m<sup>2</sup>, Bratislava I, Bratislava, Heydukova





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Total area	131 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104476

**This designer attic duplex in the center of Bratislava on Heydukova Street is situated in an extension of a 1930s building with views of Bratislava Castle and Slavín.**

The area of the apartment on the 6th floor consists of a social zone situated directly behind the vestibule with a living room and kitchen. The layout also consists of 2 bedrooms, 2 spacious bathrooms with bathtubs and showers, 3 toilets, a separate **wardrobe** (separated by a glass partition forming a passage between the bedroom and the living area). The second floor of the duplex, accessible via a self-supporting steel staircase, offers a **gallery** together with a relaxation corner, which has a bar with black shelves and a separate space used for storage.

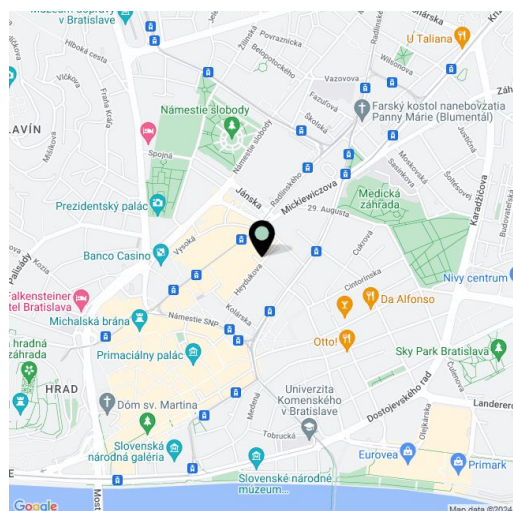
The interior of the apartment has been designed and realized by a renowned architect, and its main elements are **functional minimalism and an industrial style**. The apartment has a separate boiler, underfloor heating, and **air-conditioning** in the lower and upper part (separate vents and control). The apartment is **furnished** and includes facilities such as a fully equipped kitchen (hob, oven, extractor hood, dishwasher and washing machine), a **hanging fireplace**, or 3 large LED TVs.

This popular residential location close to the city center provides a **full spectrum of amenities** including educational and medical facilities, shops and supermarkets, and a wealth of sports opportunities. Quick access by car as well as public transport. A pleasant location with the Eurovea shopping mall nearby and evening walks on the popular **Danube promenade**.

Floor are 125 m<sup>2</sup> + balcony 6 m<sup>2</sup>

The house is not equipped with an elevator.

Price EUR 575,000



\* 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.