



## Apartment One-bedroom (2+kk)

€ 519 000 | CZK 13 076 205

108 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	117 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
PENB	G
Reference number	104505

\* 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 exceptional Old Town 1-bedroom loft for sale, designed by a prestigious architect is located on the 3rd floor of a Functionalist apartment building from 1928 with a fantastic location in Old Town, guaranteeing not only excellent amenities but also rich cultural activities.**

The spacious loft consists of an entrance hall, a separate toilet, the main living room, a kitchen with a dining area, a bedroom, a bathroom with a view, and a **loggia**. The only dividing element between the night and day areas is "**functional**" wall, which is also has a wardrobe, storage space, a laundry room, and part of kitchen.

The loft was converted from a 4-bedroom apartment in 2013. The furnishings include original **oak parquet floors**, exposed ceilings, red rubber floors, refurbished original windows and doors, terrazzo tiles, **designer furniture**, a quality sound system, a cast iron **stove**, and a variety of different artwork. The apartment also comes with a large cellar

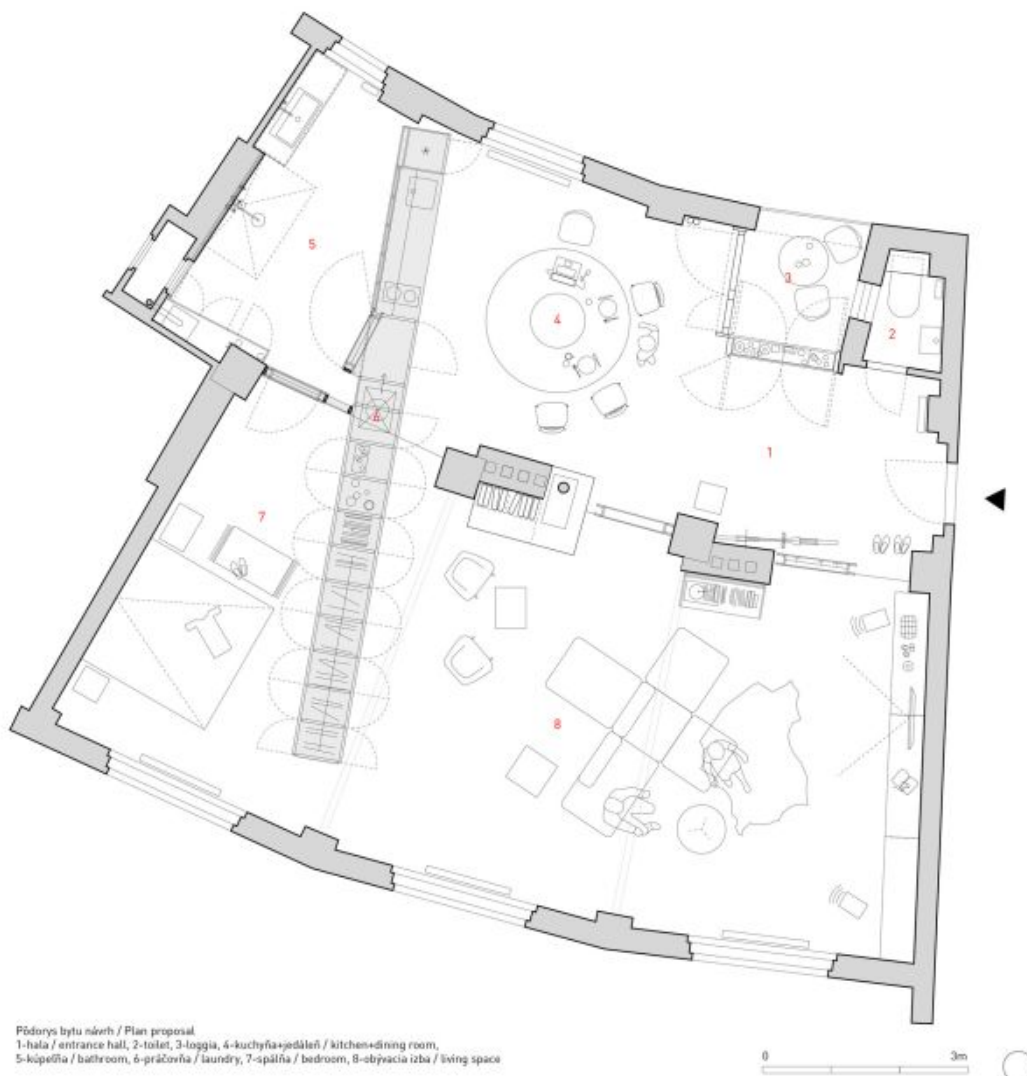
Located in Old Town, just a stone's throw from the garden of the **Presidential Palace** and boasts full amenities as well as quick access to the highway or ring road. Cafes, restaurants, shops, and the historic heart of Old Town are within walking distance.



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Pôdorys bytu návrh / Plan proposal  
1-hala / entrance hall, 2-toilet, 3-loggia, 4-kuchyňa+jedáleň / kitchen+dining room,  
5-kúpeľňa / bathroom, 6-práčovňa / laundry, 7-spálňa / bedroom, 8-obývací izba / living space





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