



## Apartment One-bedroom (2+kk)

Sold

55.55 m<sup>2</sup>, Bratislava I, Old Town, Žižkova





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Total area	59 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	104506

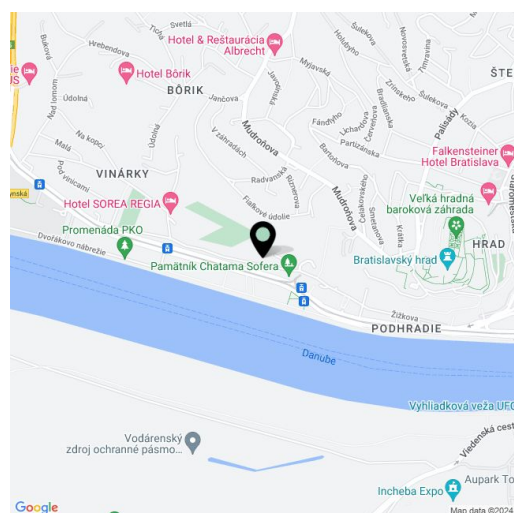
This modern air-conditioned one-bedroom apartment for sale overlooking the Danube River is a great investment opportunity. The sunny apartment on the 3rd floor is part of the successful Zuckermandel residential project, which stands below Bratislava Castle, where a sought-after residential area with a small park, exceptional atmosphere, restaurants, bars, and shops has been created.

The layout of the apartment consists of an entrance hall, a bathroom with a bathtub and toilet, an **open space living area** connected to a modern equipped kitchen, and a bedroom with a **walk-in wardrobe**. The **balcony** offers views of the Danube River and Bratislava Castle.

High-quality facilities include oak wood floors, aluminum windows with noise-insulating triple glazing, interior blinds, security entrance doors, **air-conditioning** built into the floor, and a Smart TV. The apartment is sold **fully furnished** including a fully equipped kitchen and a washing machine with a dryer in the bathroom. The elevator in the building leads directly from the garage. The apartment comes with 1 reserved parking space.

The building is close to the **historic center** of the Bratislava and the **Danube riverfront**, while promenades and the **River Park** project are in the immediate vicinity, all ideal spots for walks and outdoor sporting or relaxation.

Floor area: 55.55 m<sup>2</sup> + balcony: 3.52 m<sup>2</sup> (accessed from the living room) + cellar storage unit: 2.87 m<sup>2</sup>.



\* 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.