



## Apartment Four-bedroom (5+kk)

Ask for price

199 m<sup>2</sup>, Bratislava I, Staré Mesto, Zochova





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|                  |                    |
|------------------|--------------------|
| Total area       | 199 m <sup>2</sup> |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 104985             |

This above-standard 5.5-room apartment with views and the possibility of dividing it into 2 separate apartments is located in the Zochova X residential project. This attractive and sought-after location near the former Pálffy Gardens embodies the concept of luxury living in the historic center of the city with the benefit of greenery, privacy, and social events.

The apartment, located on the third floor out of five with an elevator, consists of an entrance hall with access to two separate zones. It can be divided into 2 units, a 2-bedroom or 3-bedroom apartment.

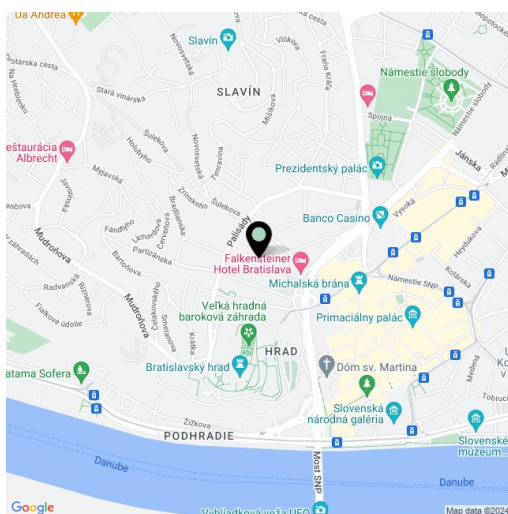
The first unit consists of an entrance hall with a toilet and space for adding built-in wardrobes. The day zone has a living area connected to the kitchen and dining room. In the night part is a master bedroom with a spacious wardrobe accessible from both sides, a bathroom with large-format marble tiles, a bathtub, a shower, a toilet, a bidet, and another bedroom facing a quiet inner courtyard.

The second unit consists of an entrance hall from which you enter the bathroom with a shower, sink, and toilet. The central space consists of a living room with a work area and a kitchen with preliminary wiring for a central island. The bedroom has a wardrobe, as well as its own smaller bathroom with a sink and shower.

The complex consists of two interconnected, but at the same time different buildings—a historical one and a modern one. The historical building has been completely reconstructed, with an intact original front facade and all facade elements, as well as historic wooden windows. The new building contrasts its facade with the surrounding buildings by using composite panels and modern window panels that provide elegant shading. Apartment facilities include ceiling cooling, floor heating, and a preparation for a fireplace.

The complex has a generously appointed foyer with a reception and common areas. Residents have access to two courtyards with an atrium, a private garden with mature greenery, and a fireplace. Three parking spaces in the garage and 3 cellar storage units are also available.

The property represents a unique combination of urban living with the comforts of a quiet and peaceful environment. The apartment provides a maximum sense of privacy and at the same time is only a 10-minute walk from the historic city center. This extremely popular and sought-after location ensures good transport connections, either by car or public transport. In the



\* 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.





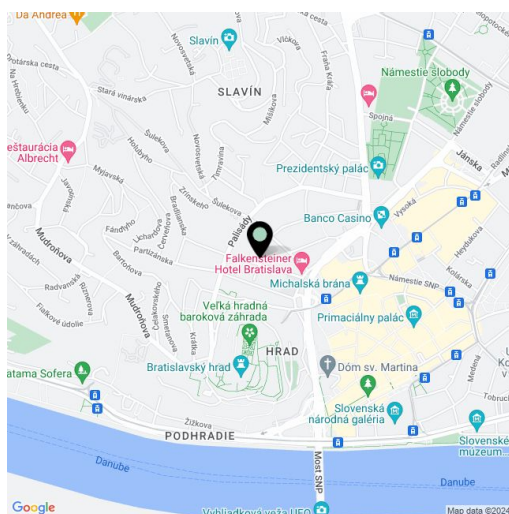
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vicinity of the apartment building there are grocery stores, as well as restaurants and cafes.



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