



## Apartment Four-bedroom (5+1)

€ 4 700 | CZK 118 699

246 m<sup>2</sup>, Bratislava I, Bratislava, Bezručova





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Total area	246 m <sup>2</sup>
Parking	150 - 150 EUR
Cellar	Yes
Service price	EUR 500
PENB	G
Reference number	105374
Available from	Immediately

Luxury air-conditioned apartment in a premium design with parking, an intelligent home system, or views of Slavín and the Blue Church is located on the 3rd floor of a residential building with an elevator. The apartment, thanks to its top-class facilities, timeless design, and lucrative location in the historical center of Bratislava, is sure to satisfy the needs of even the most demanding clientele.

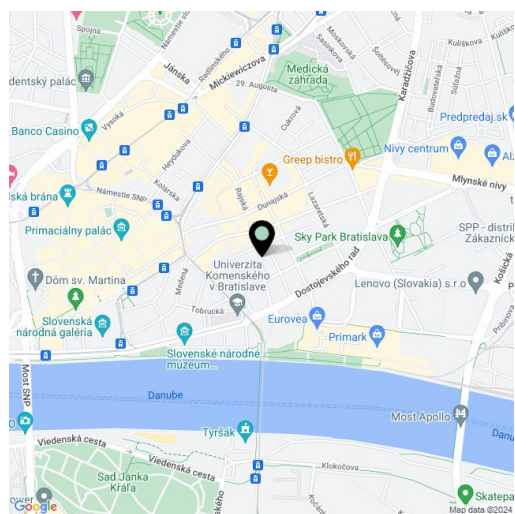
The layout of the apartment in the day zone consists of a spacious living room with a **bio fireplace**, a separate airy kitchen, and a dining room that offers comfortable seating for 8 people. The apartment further features a master bedroom with a **walk-in closet** and bathroom with a bathtub. The additional two bedrooms also have their own walk-in closet and bathroom with a walk-in shower. The apartment also has a pleasant study with a **wine fridge**. The entry hallway has plenty of storage options, a walk-in closet, a guest toilet, and a laundry/utility room.

The high-standard facilities include **wooden floors**, wooden Euro windows, **Villeroy & Boch** sanitary ware, bathroom countertops made of **granite** and **marble**, windows blinds, an **audio system**, **ceiling heating and cooling**, underfloor heating, and a **smart home system**.

The apartment is located on the 3rd floor with chip-accessed elevator. There are 2 parking spaces in the basement of the building and a cellar.

A prestigious location close to the **Danube embankment**, **OC Eurovea mall**, **Jakubovo Square** with a **children's playground**, and the park on **Šafárik Square** with complete amenities at your fingertips and seamless connections to the main traffic routes.

The monthly rent is EUR 4,700 + EUR 2x150 parking spaces in the garage of the building + EUR 500 deposit for utilities and services.



\* 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.