



## Apartment Two-bedroom (3+kk)

Ask for price

68.15 m<sup>2</sup>, Bratislava I, Old Town, Grösslingová





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Total area	77 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Yes
Cellar	3 m <sup>2</sup>
PENB	G
Reference number	105886

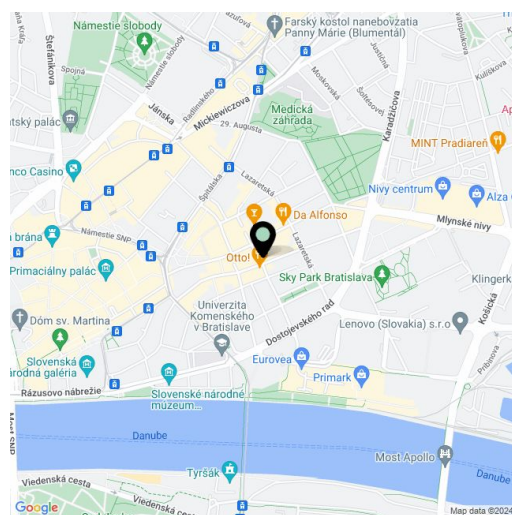
This renovated Old Town apartment on Grosslingova Street with parking is located on the 2nd floor of a boutique apartment building with an elevator and views of the greenery. The apartment comes with a co-ownership interest in a shared garden and 4 commercial premises, making it a great investment opportunity.

The layout includes a spacious entrance hall with a **wardrobe**, which divides the apartment into two wings. One wing of the apartment has a living room with access to a larger **balcony** and a bedroom with a **French balcony**. Both rooms overlook the well-maintained **garden**. The second wing consists of a spacious room with a kitchen, dining area, and closet. The apartment has an extra spacious bathroom with a **whirlpool bath** and shower, and a separate toilet.

It has been **completely renovated**. Facilities include plastic windows, laminate floors, central heating, an outdoor pergola over the balcony, a security door, and a working electronic security alarm.

**Parking** is available in the shared courtyard. The apartment comes with a **cellar storage unit**.

Located in the heart of **Old Town**, with complete amenities within walking distance. In the vicinity, there are schools, kindergartens, restaurants, cafes, a health center, a post office, a pharmacy, and a wide range of cultural and sports activities. In the immediate vicinity, there are bike paths either to the **waterfront**, the countryside, or other parts of the city. Right by the building is a public transport stop, and the connection to the highway bypass is within a few minutes by car.



\* 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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