



## Apartment Two-bedroom (3+kk)

Ask for price

68.15 m<sup>2</sup>, Bratislava I, Bratislava





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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

\* 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.

**A renovated old town apartment on Grosslingova Street with parking is located on the 2nd floor of an intimate apartment building with an elevator and views of the green. The apartment comes with a co-ownership interest in a shared garden and 4 commercial spaces, 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 an exit to a larger balcony and a bedroom with a French balcony. The orientation and view of both rooms overlooks the well-kept garden. The second wing consists of a spacious room with a kitchen, dining room, and pantry. The apartment has an extra spacious bathroom with a whirlpool bath, shower, and separate toilet.

It has been completely renovated. The standard includes plastic windows, laminate flooring, 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 has a cellar.

The location is in the heart of the Old Town, with complete amenities within walking distance. In the vicinity, there are schools, kindergartens, restaurants, cafes, a healthacy, a post office, and center, a pharm a wide range of cultural and sports activities. In the immediate vicinity, there are bicycle paths either to the waterfront, the countryside, or other parts of the city. In the immediate vicinity of the house, there is a public transport stop, and the connection to the motorway bypass is within a few minutes by car.



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