



## Apartment Three-bedroom (4+kk)

Ask for price

135.33 m<sup>2</sup>, Bratislava I, Old Town





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Total area	148 m <sup>2</sup>
Floor area*	135 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	84 000 - 84 000 EUR
Garage	Yes
Cellar	-
PENB	A
Reference number	106075

\* 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.

**This unique 3-bedroom apartment with a terrace, private parking in the garage, and superior amenities will be part of a renovated apartment complex in the heart of Old Town. The lucrative address, great accessibility, or generous layout of the apartment provides premium quality comfort that will satisfy even the most demanding clientele.**

The proposed layout consists of an open concept living room, kitchen, and dining area with access to a generous **terrace**. The night part consists of a master bedroom with **terrace**, a guest bedroom with an en-suite bathroom with a shower, and a third bedroom, ideal as a children's room or study. The apartment also has a main bathroom with **bathtub, bidet**, and toilet, a **walk-in closet**, a laundry room, and a separate guest toilet by the entrance. The unit faces the courtyard.

The apartment will be finished to a standard that includes **wooden 6-pane windows** with fittings in a **historic design, wooden parquet floors, underfloor heating, ceiling cooling**, heat pumps, a **thermostat** in every room, high quality **Gres tiles**, reverse interior doors, premium quality sanitary ware, a **Hometouch smart home system**, and a **security system**. **Parking** will be available in the garage in its own access tunnel and **elevator**.

There will be a choice of several options for the apartments in the residential complex, with different layouts or orientations. The planned completion date is **March 2027**.

This attractive address in the historic part of Bratislava provides complete amenities within walking distance, as well as first-class restaurants and a wide range of options for cultural and leisure activities. Near the apartment building is the **Slovak National Theater, Slovak Philharmonic, National Gallery**, the promenade on the **Danube embankment**, or bike paths. The main traffic arteries of the capital are a few minutes away by car.



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