



## Apartment Four-bedroom (5+kk)

€ 5 350 | CZK 134 392

263.2 m<sup>2</sup>, Bratislava , Old Town, Fraňa Kráľa





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Total area	282 m <sup>2</sup>
Floor area*	263 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	200 - 240 EUR
Garage	Yes
Cellar	10 m <sup>2</sup>
Service price	€470
PENB	A
Reference number	107576
Available from	Immediately

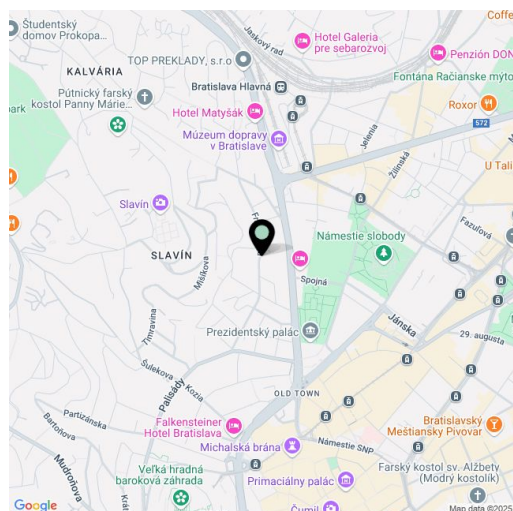
This sophisticated four-bedroom apartment with modern technologies and superior materials guarantees the highest standard of comfortable living. The apartment is located in a newly and sensitively renovated apartment complex with an elevator in the very heart of Bratislava's Old Town. A lucrative address, premium amenities, great accessibility, and the generous layout of the apartment ensure truly luxurious urban living. Close to embassies, the Slavin Monument, and full civic amenities.

The apartment is entered through a generous entrance hall connected by stylish glass doors to the living room, dining room, and kitchen with a balcony, illuminated by daylight thanks to a number of windows. Furthermore, there are three bedrooms (one with a balcony), a study, a walk-in wardrobe, and 2 bathrooms (one with bathtub and the other with shower and smaller balcony). The entrance hall has ample storage space, a walk-in closet, a guest toilet, and a utility room.

The apartment's high-standard facilities include parquet floors in a Rybina finish, triple-glazed insulated wood-aluminium windows, Hormann interior doors, Villeroy & Boch sanitary ware, granite and marble bathroom tiles, exterior shading on the windows with Hounter Douglas electric control, hybrid cooling and heating, as well as a smart home system. The apartment comes with a cellar (9.64 m<sup>2</sup>).

A quiet private park, regularly maintained greenery with flower beds, and trees add to the project's uniqueness.

There are parking spaces in the basement of the house. The price for one parking space is from EUR 200 + VAT.



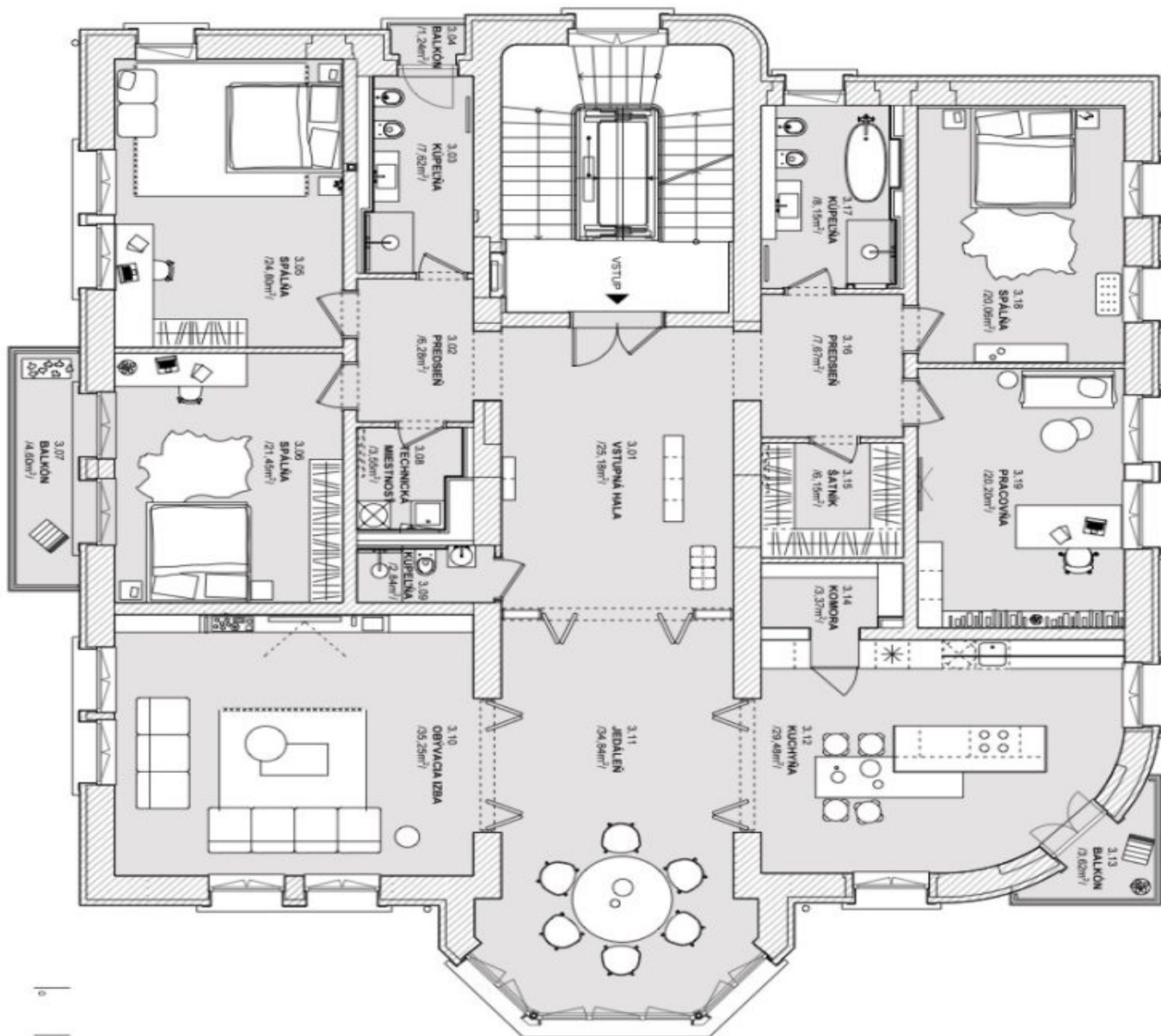
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## ŠTUDIOVÝ PŮDORYS B3

### LEGENDA MĚSTNOSTI

3.01	VSTUPNÁ HALA	25,18 m <sup>2</sup>
3.02	PŘEDSEŇ	6,38 m <sup>2</sup>
3.03	KÚPELŇA	7,82 m <sup>2</sup>
3.04	BALKÓN	1,24 m <sup>2</sup>
3.05	SPALŇNA	24,80 m <sup>2</sup>
3.06	SPALŇNA	21,45 m <sup>2</sup>
3.07	BALKÓN	4,80 m <sup>2</sup>
3.08	TECHNICKÁ MĚSTNOST	3,55 m <sup>2</sup>
3.09	KÚPELŇA	2,84 m <sup>2</sup>
3.10	OBÝVAČIA IZBA	36,25 m <sup>2</sup>
3.11	JEDALEŇ	34,84 m <sup>2</sup>
3.12	KUCHYŇA	28,48 m <sup>2</sup>
3.13	BALKÓN	3,82 m <sup>2</sup>
3.14	KOMORA	3,37 m <sup>2</sup>
3.15	SÁTNIK	6,15 m <sup>2</sup>
3.16	PŘEDSEŇ	7,87 m <sup>2</sup>
3.17	KÚPELŇA	8,15 m <sup>2</sup>
3.18	SPALŇNA	20,06 m <sup>2</sup>
3.19	PRACOVŇNA	20,20 m <sup>2</sup>
<b>ÚSTŘEDNÁ PLOCHA</b> APARTMÁNU + BALKÓNŮV		251,80 + 9,40m <sup>2</sup>