



## Apartment Four-bedroom (5+kk)

€ 799 000 | CZK 20 042 915

175 m<sup>2</sup>, Bratislava I, Old Town, Čapkova





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|                  |                    |
|------------------|--------------------|
| Total area       | 197 m <sup>2</sup> |
| Floor area*      | 175 m <sup>2</sup> |
| Balcony          | 14 m <sup>2</sup>  |
| Parking          | Yes                |
| Cellar           | 8 m <sup>2</sup>   |
| PENB             | A                  |
| Reference number | 108053             |

**Exceptional air-conditioned apartment with four balconies, a walk-in closet, and parking located in Old Town near popular Mountain Park. The apartment, which was created by combining two adjacent apartments, is located on the first floor of a residential building in a pleasant location with excellent transport accessibility and complete amenities in the immediate vicinity.**

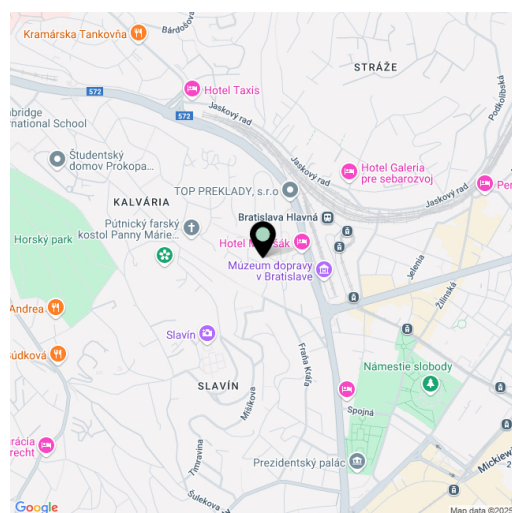
The current layout of the apartment consists of an entrance hall with a large built-in wardrobe, a generous living room connected to the kitchen with a practical pantry, and a dining room. This part of the apartment has access to **2 balconies**. There are three bedrooms in the apartment. The first bedroom has a built-in wardrobe, **air-conditioning**, and access to the **balcony**, the second also has access to a **balcony** and **air-conditioning**, and the third bedroom is also equipped with **air-conditioning**. There are 2 separate bathrooms (one with a bathtub, toilet, and **Bowers & Wilkins sound system**, the other with a shower and toilet). There is another separate guest toilet with a sink in the hallway. Currently, the apartment is a 4-room unit with the possibility of converting it into a 5-room unit, or **it can be split again into two separate apartments**.

Facilities include **wooden Euro windows, electronically controlled roller blinds, Versace tiles**, heating by a separate gas boiler with a Vaillant storage tank via converters, underfloor heating in the kitchen and bathroom, a surround sound **audio system**, Sherlock fire safety doors, and an alarm system. There is also quality furniture such as a **Natuzzi Italia sofa set** or a table **Fiam Italia**.

**Two parking spaces** are available in the **garage** in the basement of the building, including a **connection for charging electric cars**. The apartment comes with a **spacious brick ventilated cellar** with electrical outlets.

The quiet and sought-after location in the **middle of Old Town** offers complete amenities and easy access to the historic city center. The nearby **Mountain Park** is one of the oldest public parks in Bratislava and combines **original forest nature** and easy accessibility. It is an ideal place for rest, relaxation, and fun for families with children and athletes.

Apartment price EUR 799,000



\* 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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