



## Apartment Two-bedroom (3+kk)

€ 1 131 116 | CZK 28 374 045

114 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	171 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Terrace	57 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	31489

\* 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 modern, spacious apartment with a garage parking space and a large terrace overlooking the Bratislava Castle is located on the 1st floor of an apartment building set in a lucrative area of the Old Town near the Mountain Park.

The layout consists of a bright living room with a kitchen, a dining area, and access to the **southeast-facing terrace**, 2 bedrooms each with their own walk-in closets, a bathroom (with a bath and a toilet), a spacious entrance hall, a guest toilet, and a cloakroom with a preparation for a washing machine and a dryer.

The facilities include large-format **aluminum windows** with exterior **electric blinds, wooden floors, a ceiling air conditioning**, a fireproof safety entrance door, security equipment, designer wallpaper, or Duravit, Geberit, and Hansgrohe sanitary ware. The purchase price includes 1 garage parking space, a cellar (both comfortably accessible by **elevator**). The apartment is fully **furnished**.

Live in a prestigious, quiet neighborhood of Bratislava with plenty of greenery, beautiful views, yet close to the city center, accessible by bus. There are several kindergartens and elementary schools nearby. The extensive **Mountain Park** is an ideal place to relax amongst greenery.

The condition of purchase of the apartment is the purchase of the adjacent apartment of 150 m<sup>2</sup> (interior 100 m<sup>2</sup>, terrace 46 m<sup>2</sup>, cellar 4 m<sup>2</sup>) for the price of 888 734 Euro, a total of both apartments for 2 019 850 Eur.

Interior 114 m<sup>2</sup>, terrace 57 m<sup>2</sup>, cellar 4 m<sup>2</sup>.