svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

94 m², Bratislava I, Staré Mesto

€ 578 794 | CZK 14 646 382











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Total area	164 m²
Floor area*	94 m²
Terrace	70 m²
Parking	parking space in garage
Garage	Yes
Cellar	Yes
PENB	A
Reference number	31978

* 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.

Completely and stylishly furnished 2-bedroom apartment with a large terrace in a modern apartment building located in a lucrative part of Old Town near the Slavín monument.

The beautiful, bright interior features a large living room with a dining area, a kitchen, two separate bedrooms with built-in wardrobes, a long corridor with a built-in wardrobe, a washing machine and a dryer, a guest toilet with a sink, and a bathroom with a bathtub and a toilet. Each room has access to the **terrace**.

Features include **aluminum windows with motorized blinds**, **wooden floors**, fireproof safety doors, **ceiling air-conditioning**, Duravit, Geberit, and Hansgrohe sanitary ware, a fully equipped kitchen with built-in appliances, designer wallpaper, a gas furnace, and an alarm system. The apartment comes with a **garage parking space and a cellar storage unit.**

The prestigious location is just a few minutes away from the historical center and Hodžovo náměstí Square with a full spectrum of civic amenities. You will also appreciate the proximity of the large **Mountain Park** and the quick connections to the central **transport hub of Patronka and the D2 highway**.

The condition of purchase of the apartment is the purchase of the adjacent 4-bedroom apartment of 330 m² (interior 174 m², terrace 152 m², cellar 4 m²) for the price of 1 430 906 Eur, together both apartments for 2 009 700 Eur.

Interior 90 m², terrace 70 m², cellar 4 m².

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