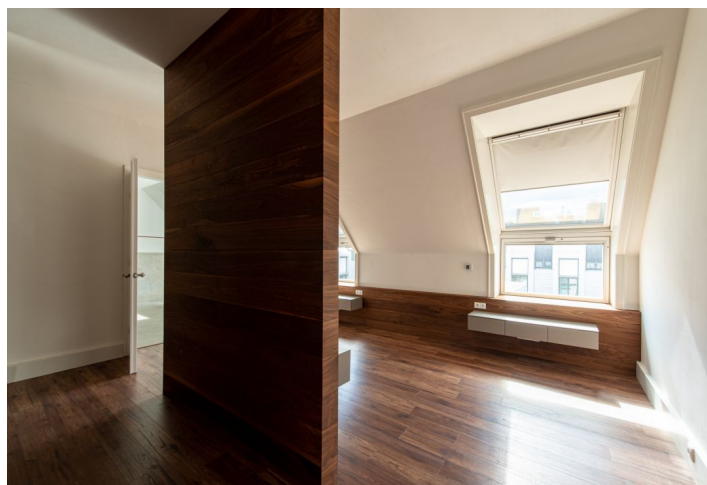
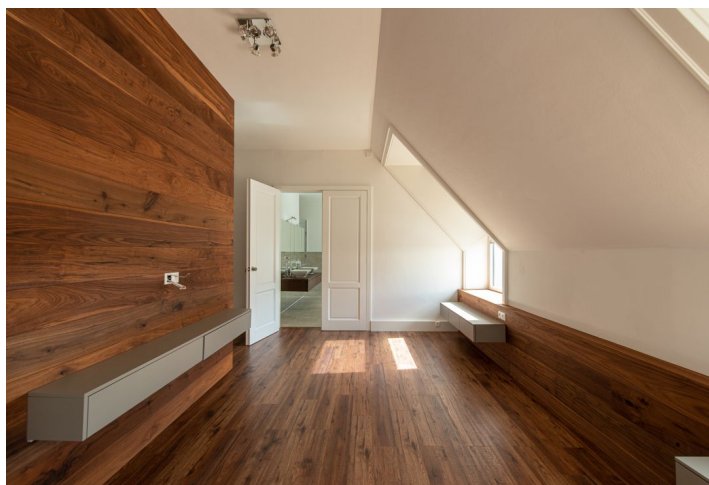




## Apartment Two-bedroom (3+kk)

Rented

193 m<sup>2</sup>, Bratislava I, Staré Mesto, Gorkého





## Apartment Two-bedroom (3+kk)

**Rented**193 m<sup>2</sup>, Bratislava I, Staré Mesto, Gorkého

|                  |                    |
|------------------|--------------------|
| Total area       | 282 m <sup>2</sup> |
| Floor area*      | 193 m <sup>2</sup> |
| Terrace          | 89 m <sup>2</sup>  |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | -                  |
| Service price    | 400 EUR Monthly    |
| PENB             | G                  |
| Reference number | 33119              |
| Available from   | Immediately        |

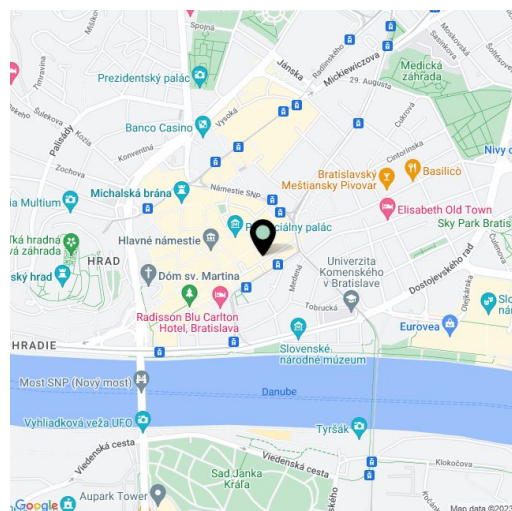
This air-conditioned 2-bedroom maisonette apartment for rent with a terrace overlooking Bratislava Castle and St. Martin's Cathedral is situated on the 5th, 6th and 7th floors of the reconstructed Motešický Palace, which dates back to 1590. A prestigious location on Gorky and Laurinská streets right in the center of Old Town and close to the Danube embankment, Hviezdoslav Square, and the historical building of the Slovak National Theater with all amenities at your fingertips, as well as public transport stops and connections to the main roads.

On the first floor, there is an entrance hall with a separate toilet with a sink, a utility room with a Buderus boiler, which provides **underfloor heating** for the entire apartment, and a **spacious living room with a fireplace and a kitchen with multiple access points to the terrace**. The terrace offers idyllic views of the streets of Old Town and the landmarks of Bratislava. On the second floor, there is a bedroom, a bathroom (shower, toilet, and space for a solitary bath or bidet), a **second separate bedroom with a private bathroom** (shower, solitary bath, and toilet). The third floor consists of a terrace with a shower that has **unobstructed panoramic views of the entire city of Bratislava** and its most important sights, including Bratislava Castle, Slavin, and Koliba.

Standard equipment includes laminate flooring, **wooden and aluminum windows with external electric blinds, air conditioning**, a server room, a video doorman, and its own floor heating thermostat in each room. The building has its own 24/7 reception and a pleasant **courtyard full of greenery with a relaxing garden**. The electronic card entry system together with the reception, camera system, and security guard ensure the perfect safety of the residents.

It is possible to rent a **parking space** in the basement of the building for EUR 200 per month without VAT.

Monthly rent EUR 3,500 Eur + EUR 400 Eur without VAT for energy and services.



\* 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.