svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+1)

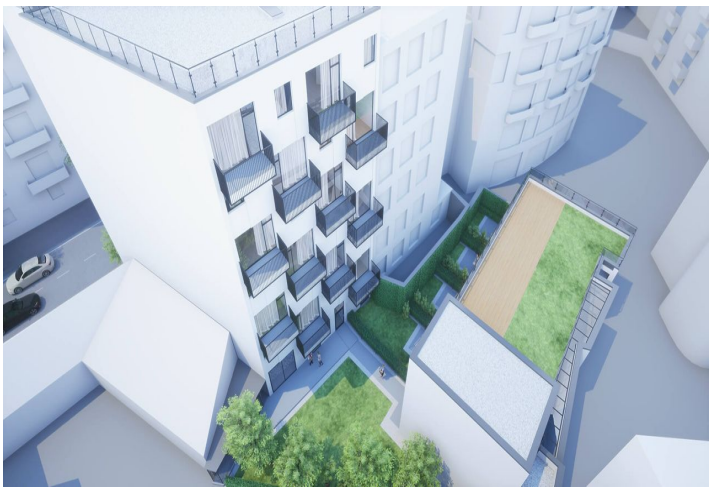
Sold

51 m², Bratislava I, Staré Mesto











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51 m², Bratislava I, Staré Mesto

Total area	54 m²
Floor area*	51 m²
Loggia	3 m²
Parking	garage parking space Euro 25.000 incl. VAT
Garage	Yes
Cellar	Yes
PENB	A
Reference number	34348

* 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 bright air-conditioned 1-bedroom apartment with a balcony will be part of the newly emerging New residence with underground parking, a green roof on the ceiling of the underground floor between the buildings, and a wide atrium full of greenery. Built and designed with high quality materials and boasting modern technologies, it will offer residents the best of comfortable urban living in a pleasant residential part of Old Town, with a rich selection of services and close to the green spaces of the Medical or Presidential Garden. Expected completion date 11/2020.

The interior will consist of a living room connected to a kitchen and dining area, one bedroom with **balcony**, a bathroom with toilet and an entrance hall.

Standard equipment will include laminate floors, quality wall tiles, floor tiles, interior doors, Ideal Standard sanitary ware, and plastic windows and doors with insulated triple-glazed panes. **Underfloor heating** from the central boiler room located in the building as well as a heated towel rail in the bathroom are planned. The apartment will be **air-conditioned** by a separate unit and will come with a **cellar**. Chip-entry aluminum entrance door. It will be possible to buy a **parking space** in the garage for EUR 25,000 (incl. VAT).

An attractive **Old Town** location close to Obchodna Street, the Medical Garden, and Presidential Palace. All necessary services and institutions are nearby: schools from nursery schools to universities, health centers, and theaters and museums. Great shopping opportunities are also within walking distance, from small bakeries and farmers' markets to supermarkets. The location is very popular due to its rich infrastructure, wide range of sports opportunities, and fast accessibility by car and public transport.

Interior 49 m², loggia 3 m², cellar 2 m².

Apartment price, basic fit-out: EUR 185,000 (incl. VAT).
Apartment price, standard fit-out: EUR 190,000 (incl. VAT).

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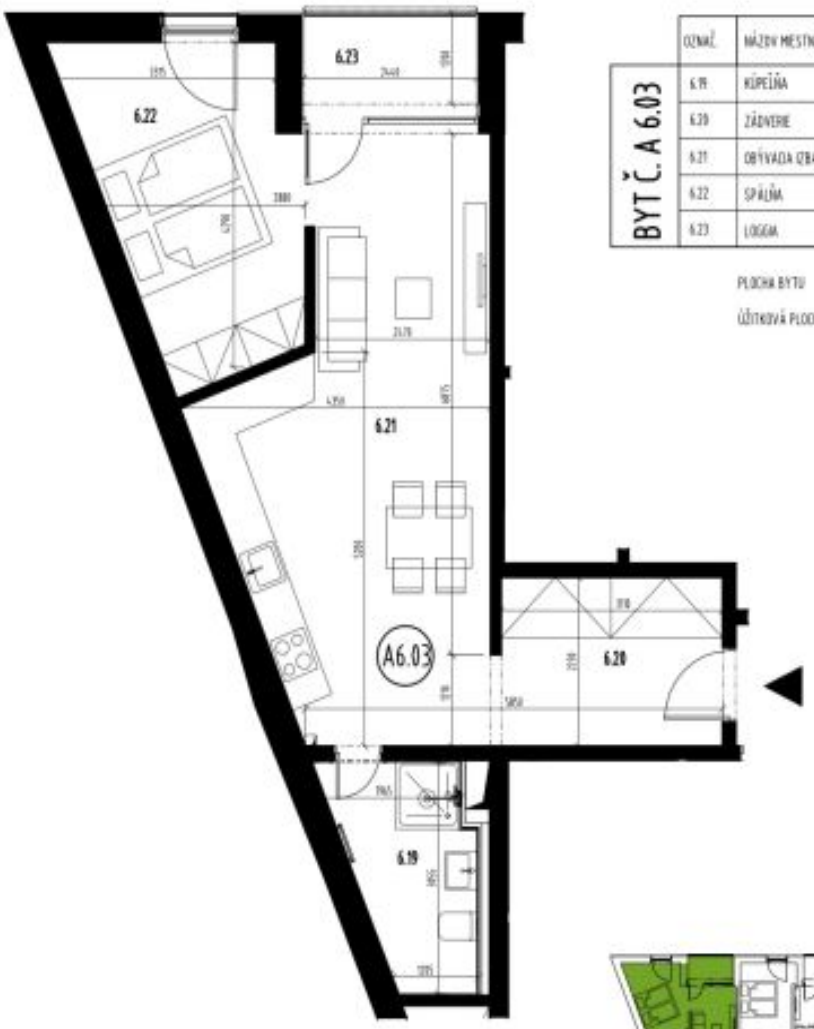
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BYT Č. A 6.03



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OZNAČ.	NÁZOV MIESTNOSTI	PLOCHA /m2/
6.19	KÚPEĽŇA	4,48
6.20	ZÁDVERIE	4,71
6.21	OBÝVACIA IZBA + KUCHYŇA	25,61
6.22	SPÁLŇA	11,31
6.23	LOGGIA	3,37

PLOCHA BYTU **51,08** m²

ÚŽITKOVÁ PLOCHA BYTU **48,51** m²



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