



## House Eight-bedroom (9+kk)

Sold

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





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Total area	546 m <sup>2</sup>
Plot	751 m <sup>2</sup>
Foot print	281 m <sup>2</sup>
Garden	470 m <sup>2</sup>
Floor area	486 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	3x parking included
Garage	Yes
Cellar	Yes
PENB	G
Reference number	34485

**This sunny 8-bedroom family house with a large garden and views of the Bratislava Castle was designed by a famous Slovak architect and is located in a prominent residential area. It is divided into 3 housing units.**

On the ground floor there is a 3-bedroom apartment, which has a master bedroom with a **built-in wardrobe** and an **en-suite bathroom** with **walk-in shower** and toilet, another bedroom, a study, a bathroom with a bathtub, a toilet, an entrance hall with a guest toilet, a sink, and a large built-in wardrobe, and a living room with a terrace overlooking the castle. In the recessed floor of the house there is a 1-bedroom apartment. Upstairs is a 2-bedroom apartment with **underfloor heating**. The house and garden face **south**.

The standards in the apartment on the ground floor include **oak wood floors**, **underfloor heating**, **air-conditioning**, a **fireplace** in the living room, its own Buderus gas boiler (each apartment has its own gas boiler). The large plot consists of a garden with a barbecue and a gazebo, a boiler room, a cellar, a wine cellar, a **garage** for one car, and the possibility of **parking two more cars** on the grounds.

This architectural gem was created by one of the most **prominent Bratislava architects**, a leading proponent of Functionalism, prof. Ing. arch. Eugen Kramár. His most famous architectural works include the former National Bank, the P.O. Hviezdoslav Theater, the Ministry of Construction, and the hotel FIS in Strbske Pleso.

The quiet location with full civic amenities, within walking distance of the center, offers a wide range of sport activities.

Interior 486 m<sup>2</sup>, terrace 60 m<sup>2</sup>, land 751 m<sup>2</sup>