



## Apartment One-bedroom (2+kk)

Sold

72 m<sup>2</sup>, Bratislava I, Staré Mesto, Mikulášska





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Total area	76 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	EUR 25,000 parking space in garage available for purchase.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	35057

This southwest-facing furnished attic apartment is situated on the 4th floor of an apartment building with an elevator that stands on a pedestrian zone in the city center within reach of the Bratislava Castle. On a vibrant intersection in Old Town, it's an attractive and dynamic location.

The apartment consists of a living room with a dining area with **views of a peaceful part of the city and the Bratislava Castle**. The living room is connected by a sliding door to the kitchen. There is also a bedroom, a bathroom with a shower and toilet, and an entrance hall with a built-in wardrobe. The main part of the apartment has access to the **balcony**.

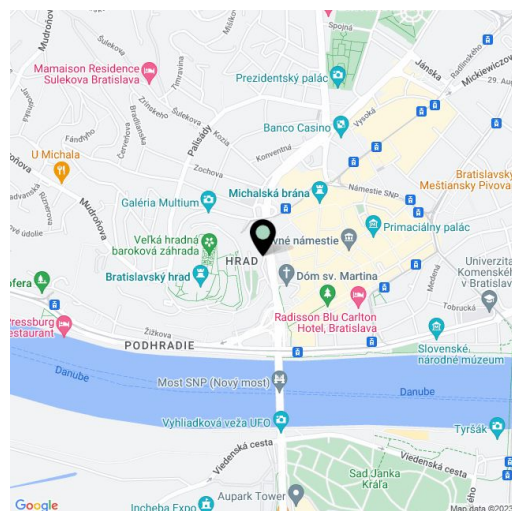
Standard equipment includes floating floors in the living room and bedroom, **underfloor heating**, wooden interior doors, Euro windows and double-glazed Velux skylights, and **air-conditioning**. The kitchen has a ceramic hob and **built-in appliances** (electric oven, dishwasher, microwave, refrigerator, and freezer). The bathroom has a built-in washing machine and a gas boiler that heats the apartments. With custom-made furniture, the apartment was refurbished in 2018 and comes with a 10.05 sq. m. cellar unit.

The apartment is located on a **cozy street below the castle in the historic center**. Tram and bus stops are within walking distance. The surrounding area offers a full spectrum of civic amenities, kindergartens and schools withing walking distance, a university, shops, cafes, restaurants, theaters, and health centers. Residents will enjoy a wealth of sports and relaxation opportunities, the proximity of the Danube embankment with a bike path, and quiet walks through the historic center.

New owners are obligated to purchase a parking space in the building's garage for EUR 25,000 (VAT already included).

Interior 62 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 10 m<sup>2</sup>.

**In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.**



\* 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.