



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	121 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	49 m <sup>2</sup>
Parking	EUR 25,000 outdoor parking space available for purchase.
Garage	Yes
Cellar	-
PENB	G
Reference number	35110

\* 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 3-bedroom penthouse with two large terraces with panoramic views of Slavín and Bratislava Castle is situated on the 3rd floor of a reconstructed residential building from the 1930s in a lucrative and quiet residential area near the castle.

The apartment consists of a bright living room with a kitchen, a dining area and an access to **2 spacious terraces** providing beautiful views of the landmarks of Bratislava. The second part of the apartment consists of 2 bedrooms, one with a **balcony**, **2 bathrooms** and an entrance hall with a **closet**.

The standard apartment in shell & core version consists of large-format aluminum windows with insulating 3-glass, **an underfloor heating**, an atypical glass security entrance door. Heating own **gas boiler**. The apartment can buy a **parking space** on the grassy paved area of the property in front of the house.

Pleasant location meets the idea of living close to greenery and also within **walking distance of the city center**. Location with full civic amenities, excellent access to public transport or with connection to the main transport node and D2 highway just outside the house. The residents of the neighborhood are close to all the necessary services and institutions: educational from kindergarten to universities, health, cultural and sports.

Construction is scheduled to be completed by the end of 2020. Part of the house will be an elevator, the completion of which is planned after acceptance.

Interior 72 m<sup>2</sup>, terrace and balcony 53 m<sup>2</sup> (49 m<sup>2</sup> + 4 m<sup>2</sup>)

It is possible to buy 2 parking spaces. Parking space 25 000 Eur.

Penthouse can be connected to an apartment of 115 m<sup>2</sup> + adjacent balconies of 19 m<sup>2</sup>, located on the 2nd floor of the house.



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