



## Apartment One-bedroom (2+1)

Sold

138 m<sup>2</sup>, Bratislava I, Staré Mesto, Obchodná





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Total area	164 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	35940

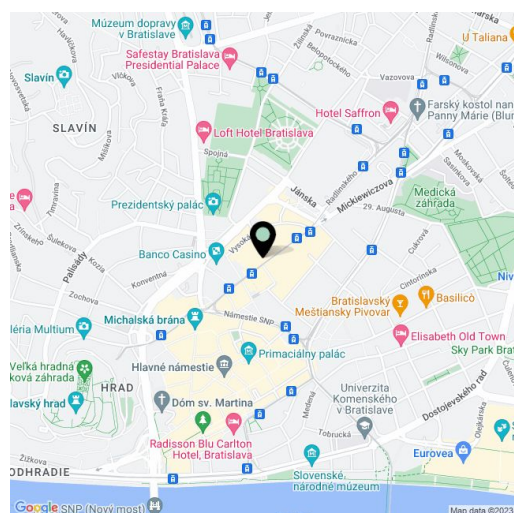
The only one-bedroom loft in the Schön Residence, with a generous interior layout and terrace, reflects the bohemian life of its creator, the architect Friedrich Weinwurm. The glazed front wall of the living room with a southeasterly orientation combined with the open gallery of the apartment's private zone will create a sun-drenched space. The loft character of the apartment is matched by an anthracite steel staircase in an industrial style, a touch of both luxury and comfort, as well as bathrooms and terrace. In addition, the entire apartment faces a quiet and renovated Old Town courtyard. Expected completion of the construction in the first quarter of 2021.

On the first floor there is a living room with access to the terrace, a kitchen with a dining area in the center, and a bathroom with a preparation for a washing machine, toilet, and Italian shower and separate walk-in wardrobe. Upstairs is an open gallery with a bedroom and a bathroom with a toilet and bathtub. Both floors have a ceiling height of 3.5 m, and in the open part 7 m. The apartment is flooded in daylight thanks to its practical layout and French windows and is equipped to a standard that includes a video entry phone, underfloor heating, a preparation for air-conditioning, a Sherlock security door, and soundproof insulated windows. The apartment has a cellar with an area of 3.3 m<sup>2</sup>.

The apartment is part of the architecturally significant multifunctional Schön building on Obchodná Street, which is currently being thoroughly reconstructed in order to preserve this original Functionalist gem from the first half of the 20th century. The complete reconstruction of the building includes the replacement of the roof, new plumbing and electrics, surface treatment of walls, exteriors, as well as the renovation of the building's entrance hall. The seven-story residence will retain its original multifunctionality: the first two floors will consist of commercial and office space, including a grocery store and a traditional Italian restaurant.

Obchodná is one of Old Town Bratislava's most important streets and has been that way since the 18th century. Throughout its length, it consists of buildings with commercial and office space, services, cafes and restaurants, which together create a lively urban atmosphere. There are public transport stops right by the building; the center is a five-minute walk away. The street was completely renovated in 2005-6 and the city is currently revitalizing it.

Interior 135 m<sup>2</sup>, terrace 26 m<sup>2</sup>, cellar 3 m<sup>2</sup>



\* 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.



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