



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	85 m <sup>2</sup>
Parking	Parking in the garage EUR 24.000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35944

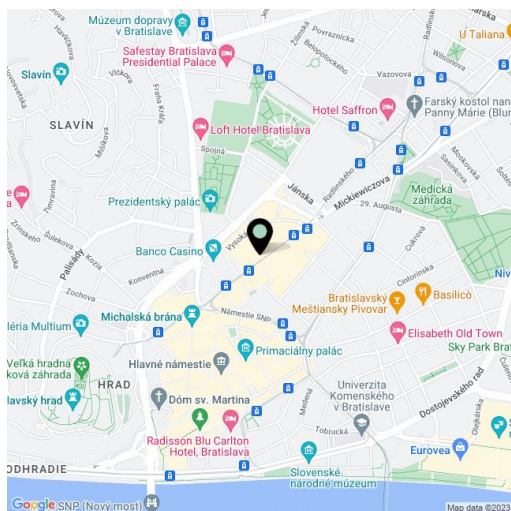
This premium two-bedroom apartment with two bathrooms on the 5th floor of the Schön Residence offers new owners an open plan layout, large-format French windows, and ceiling heights of 2.90 m., which ensure an abundance of natural light. The building stands on Obchodná Street in a neighborhood with complete urban amenities that is close to the historic city center.

The practical and comfortable layout of the apartment consists of an entrance hall, a social zone with a living room, dining area, and kitchen, a bedroom with a **dressing room** facing Obchodná Street, a second bedroom with a dressing room that faces a quiet courtyard, and a separate spacious bathroom with a preparation for a bathtub, shower, washing machine, and toilet. 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**, which ensure maximum soundproofing.

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 85.37 m<sup>2</sup>. It is possible to purchase a garage parking space for EUR 24,000.



\* 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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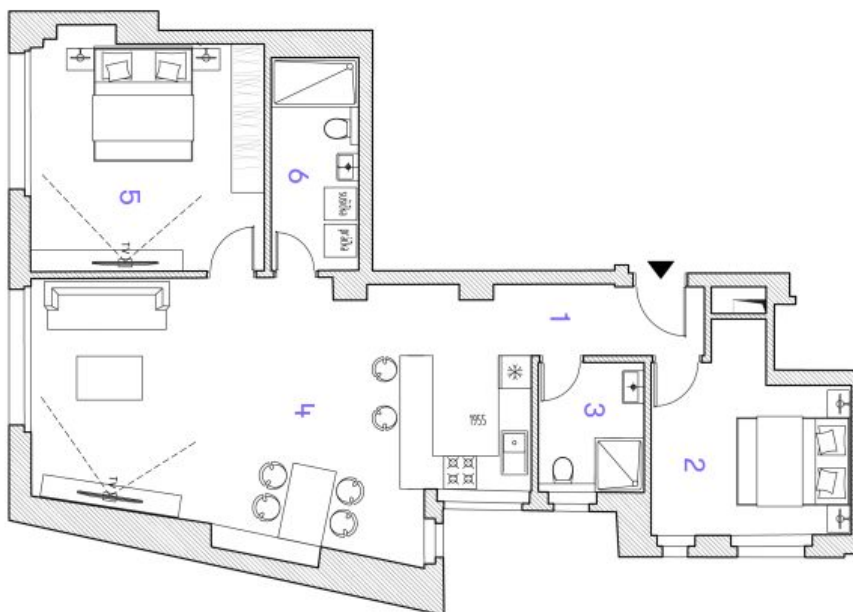


Schéma pôdorysu domu predstavuje dispozíciu riešenie bytu. Developer si vyhradzuje právo na zmenu a upresnenie bez predchádzajúceho upozornenia.

**Schödn**  
REZIDENCIA

### 5. NP; 5.03 - 3 IZBOVÝ BYT

1	Chodba	4,05 m <sup>2</sup>
2	Izba	11,72 m <sup>2</sup>
3	Kúpeľňa	4,59 m <sup>2</sup>
4	Obývačka s kuchyňou	40,62 m <sup>2</sup>
5	Izba	18,16 m <sup>2</sup>
6	Kúpeľňa	6,23 m <sup>2</sup>

užitková plocha bytu 85,37 m<sup>2</sup>

**rezidencia-schon.sk**

EXKLUZÍVNY PREDAJCA

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