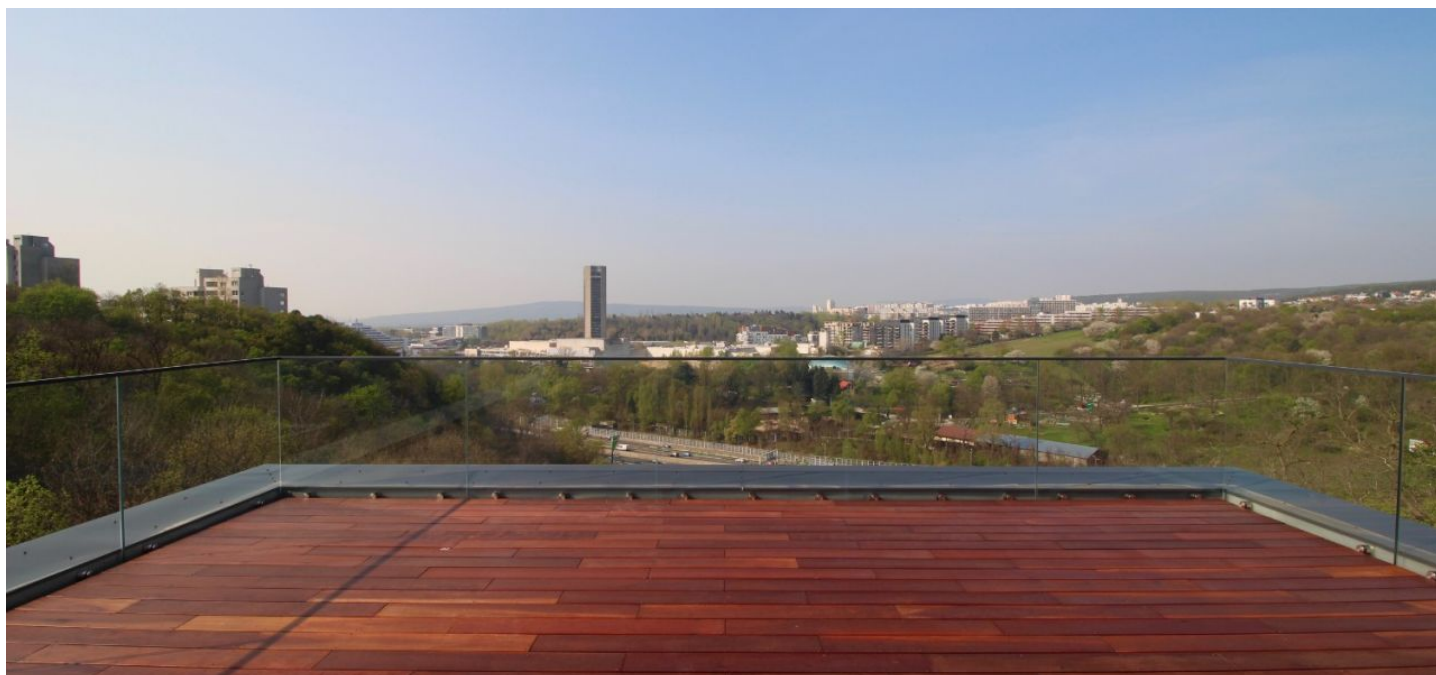




## Apartment Four-bedroom (5+kk)

Sold

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





## Apartment Four-bedroom (5+kk)

**Sold**204.66 m<sup>2</sup>, Bratislava I, Staré Mesto

Total area	288 m <sup>2</sup>
Floor area*	205 m <sup>2</sup>
Terrace	84 m <sup>2</sup>
Parking	The apartment comes with 2 parking spaces in the underground garage at a price of EUR 25,000/space
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36689

\* 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 four-bedroom duplex with spacious terraces and a balcony with views is located in a boutique residential project near Mountain Park that offers family living with complete civic amenities. The center is close at hand and the main traffic arteries are easily accessible. The apartment has been approved and is move-in ready.

The layout of the duplex on the 1st floor consists of a living room with a kitchen and a dining room with access to a 16.11 m<sup>2</sup> balcony with views of the high-rise television building and the adjacent Mlynská Valley. From the foyer with a spacious hallway there is an entrance to 2 bedrooms, a separate bathroom with a bathtub, shower, 2 sinks, a toilet, and a bidet, and there is another separate toilet with a sink and a utility/laundry room. On the 2nd floor is an open plan studio with access to a 40.11 sq. m. terrace, another bedroom with a 27.60 sq. m. terrace, a closet, a private bathroom with a shower, toilet, bidet, and sink, and another smaller separate bathroom with a shower and toilet.

The maisonette has large windows with soundproof aluminum frames, insulated triple-glazed panes, motorized exterior blinds. It comes with ceiling cooling, underfloor heating, a heat pump with a separate indoor and outdoor unit, kitchen hood ventilation, acoustic walls in the common areas and stairs, camera systems, and fire safety entrance doors. It is also equipped with ceramic tiles, wooden floors in the bedrooms, interior walnut wood doors, tiles, and sanitary ware (except for the shell & core apartment).

The location of the residence offers quick connections to the nearby city center by car or public transport as well as to key connecting roads and complete civic amenities. In the vicinity, there are kindergartens and primary schools, sports and cultural institutions, shops, and shopping centers. Fans of active leisure activities will appreciate the residence's proximity to Mountain Park.

The apartment comes with the necessity to purchase 2 parking spaces in the underground garage. The price of a parking space is EUR 25,000 with VAT.

Interior 204.66 m<sup>2</sup>, terraces 83.75 m<sup>2</sup> (16.11 m<sup>2</sup> + 40.04 m<sup>2</sup> + 27.60 m<sup>2</sup>), cellar 14.31 m<sup>2</sup>