



House Five-bedroom (6+kk)

Ask for price

251 m², Bratislava I, Staré Mesto, Kožia





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Plot	180 m ²
Foot print	369 m ²
Parking	Yes
Garage	Yes
PENB	G
Reference number	41599

We exclusively offer for sale this project that combines residential housing and retail space in a sought-after part of Old Town—Palisády—on peaceful and charming Kozia Street.

In its current state, the project consists of a two-story building that requires reconstruction. The project includes an **architectural study** by a renowned studio and a **building permit** for the construction of an apartment and a retail space created by renovating the existing building. The proposed study is for a mixed-use building that combines residential and commercial space and offers **1 parking space and 1 garage parking space**.

The architectural study calls for the construction of **1 underground floor and 5 above-ground floors**.

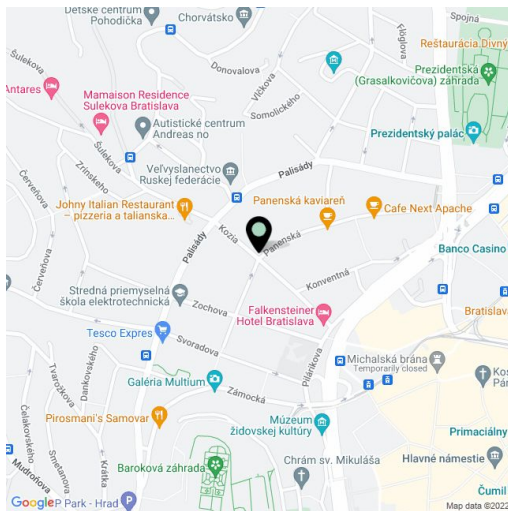
1st underground floor: utility room with a usable area of 50 sq. m.

1st (ground) floor: non-residential premises with a floor area of 21 sq. m. and a 31 sq. m. garage

2nd floor and 3rd floor: a 2bdm duplex apartment with a floor area of 103 sq. m. and a 26 sq. m. terrace

4th floor and 5th floor: 2bdm duplex apartment with a floor area of 75 sq. m. and a 14 sq. m. terrace

Total floor area after reconstruction: 369 sq. m. Total useable area after reconstruction: 251 sq. m. Land: 180 sq. m.





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