



## Apartment Three-bedroom (4+1)

Rented

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





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Total area	132 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	-
Service price	380 EUR Not included
PENB	A
Reference number	41734
Available from	Immediately

\* 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 air-conditioned luxury 3-bedroom apartment on the 4th floor of an elegant residence with a spa and private garden boasts a prestigious address in Old Town close to a park. The historic building, which has been thoroughly renovated, is set in a pleasant location with excellent transport accessibility and complete amenities within easy reach. The residence includes 24/7 security, a spa, a fitness center, and a private garden.

The layout of the apartment consists of an entrance hallway with a guest toilet with a sink, a built-in wardrobe, a living room with a glazed dining room, and a kitchen. The separate night zone of the apartment consists of a hallway, a bedroom, a separate bathroom with a walk-in shower, a toilet with a bidet, and a master bedroom with a walk-in dressing room and en-suite bathroom with a bathtub, toilet, and bidet.

Standard facilities include **marble and wooden floors, underfloor heating, air-conditioning** (with its own heating and cooling control), wooden Euro windows, high **ceilings (3.35 m)**, tall interior wooden doors, Duravit sanitary ware, Hansa faucets, a Viessman gas boiler, marble window sills, a fully equipped kitchen with **Miele appliances** including a dishwasher and a washing machine with a dryer, fibre optic Internet connection, a videophone, an alarm system, and an elevator. The price includes **1 garage parking space** in the building.

Interior 132 m<sup>2</sup>

Price for monthly rent EUR 2,700 + payment for common services EUR 380 and utilities