



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	125 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Yes
Cellar	-
Service price	150 EUR monthly
PENB	G
Reference number	42080

\* 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 furnished two-bedroom apartment for sale is situated on the 5th floor of a historic building with an elevator in the immediate vicinity of the winding streets and corners of Old Town. Comfortable living in a large apartment with a bird's eye view of Hradný vrch, Bratislava Castle, St. Martin's Cathedral, and the entire Hviezdoslav Square, in the vicinity of the embassies of the USA and the Czech Republic.

The apartment consists of an entrance hall, a **west-facing living room**, a kitchen with a dining area and access to an **enclosed conservatory with an electric fireplace** (15 sq. m.), two bedrooms, a bathroom (bathtub, shower), and a separate toilet with a bidet. Facilities include a built-in wardrobe, a fully equipped kitchen with built-in appliances (hob, hot-air oven, grill, fridge, freezer, dishwasher), and a washing machine in the bathroom.

The standard of the apartment also consists of laminate flooring, tiles, plastic windows, sanitary ware, and an intercom. The apartment has **own heating** and, in case of interest, the landlord can install air-conditioning. Possibility of residential parking in the vicinity of the building (**1 parking space**) for an annual fee of **EUR 39**.

The apartment is located in the immediate vicinity of the **Danube embankment** and the historical part of Bratislava with the best restaurants, cafes, or bars. Full civic amenities within walking distance or nearby, excellent public transport accessibility (tram, bus), and good traffic connections to a highway bypass.

Interior 110 m<sup>2</sup>, winter garden 15 m<sup>2</sup>