



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	67 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	public outdoor parking
Cellar	Yes
Service price	150 EUR monthly
PENB	G
Reference number	42098

\* 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.

With only one neighbor on the same floor and located in the historic city center in the pedestrian zone, this designer 2-bedroom apartment for sale with high ceilings is located in a quiet courtyard on Michalska Street. Overlooking the Michalska Tower, its interior has been brought to life by the renowned GutGut architectural studio. The original townhouse Segner's Curio House from 1902 is a National Cultural Monument.

The layout of the apartment consists of a living room with a kitchen and dining area with access to a private **terrace**, a bedroom with a spacious **walk-in closet**, and a bathroom with a walk-in shower and toilet. The apartment comes with an 8 sq. m. **cellar storage unit**.

Facilities consist of **high ceilings**, new **wooden parquet floors**, refurbished wooden windows and doors, **exterior motorized shutters**, **smart lighting** controllable via a mobile app or voice, new heating provided by Viessman gas boiler controllable remotely via WiFi, new water, electricity, and gas distribution, Isan radiators, **underfloor heating** in the bathroom, and Daikin air-conditioning.

Furnishings include built-in **custom-made carpentry elements**, such as the wardrobe in the hallway, a **stainless steel kitchen** with a dishwasher, a bathroom with a washing machine and dryer, and Hansgrohe faucets

A desirable location in Old Town with full amenities and parking nearby. Directly in the center of Bratislava, the pedestrian zone under **Michael's Gate**, with public transport connections available within walking distance.

Interior of the apartment 54 m<sup>2</sup>, cellar 8 m<sup>2</sup>, balcony 14 m<sup>2</sup>