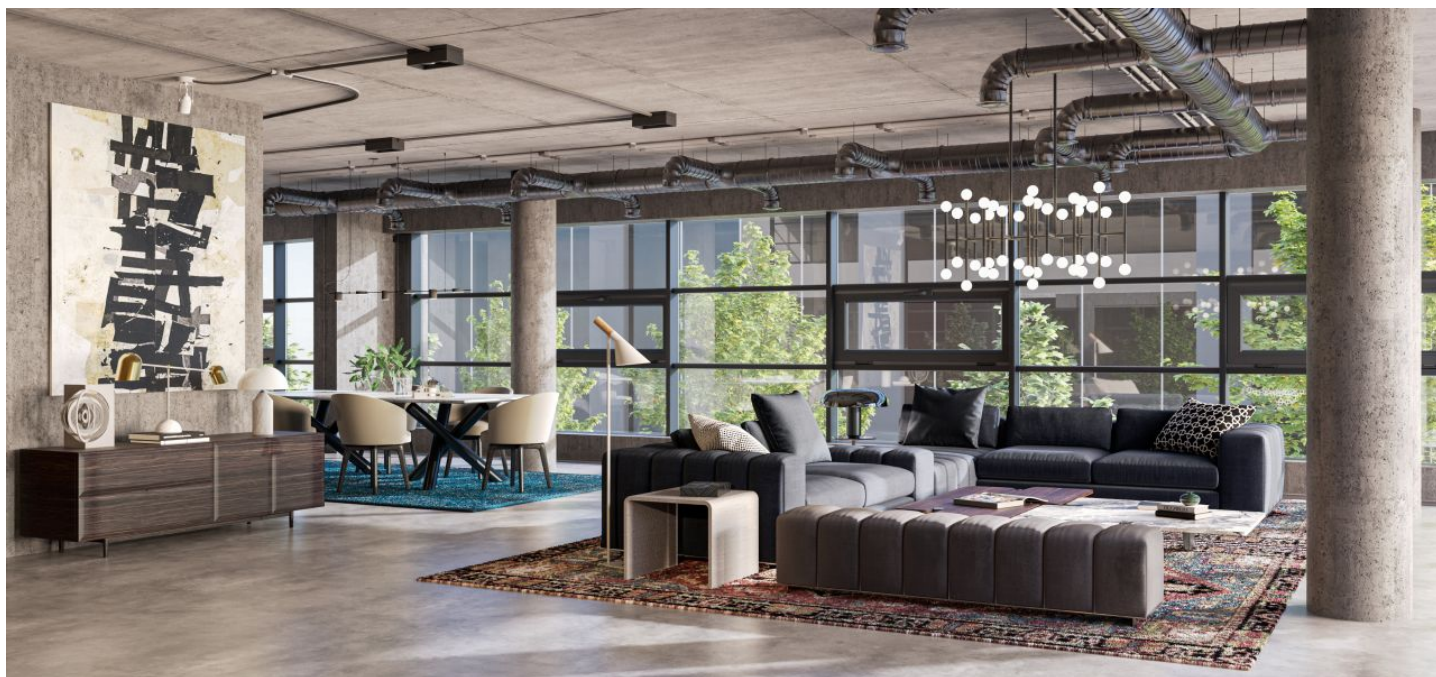




Apartment Two-bedroom (3+kk)

€ 545 000 | CZK 12 976 450

173 m², Bratislava I, Staré Mesto





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Total area	173 m ²
Parking	garage space EUR 30,000
Garage	Yes
PENB	B
Reference number	44038

This studio situated on the second floor of a modern multifunctional building with an elevator on Cintorínská Street offers close access to the historical center or relaxation in the immediate vicinity of the Medical Garden. Privacy is enhanced by only one neighbor per floor in the building.

The studio consists of a corner, glazed room beautifully illuminated by natural light thanks to large-format windows, two other rooms with glass partitions, a kitchenette including a dishwasher, and a bathroom with two toilets and a shower.

Since it is a studio, it can be used either as a residence or for commercial purposes.

Facilities include **air-conditioning, aluminum windows** with insulated triple-glazed panes, carpets, Sherlock fire safety doors, underfloor heating by collectors, a video doorman, an alarm and server room, and fiber-optic Internet. **Possibility to buy two parking spaces** in the underground garage.

The location offers **excellent transport accessibility** and amenities—a number of shops, restaurants, cafes, fitness centers, and more. Nearby, one can use the services of the Tesco department store or relax in the Medical Garden.

Bargain price for the sale of a new building in the center of just 3.150€/m².