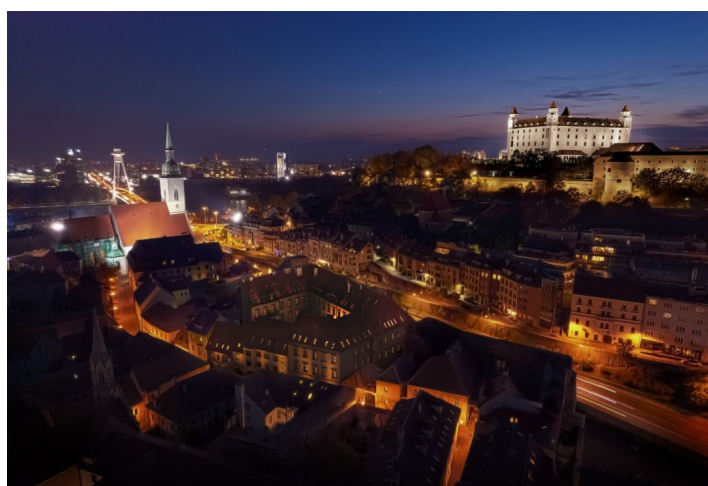


## Apartment Four-bedroom (5+kk)

Ask for price

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



## Apartment Four-bedroom (5+kk)

Ask for price

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

Total area	250 m <sup>2</sup>
Floor area*	225 m <sup>2</sup>
Loggia	25 m <sup>2</sup>
Parking	84 000 - 84 000 EUR
Garage	Yes
Cellar	-
PENB	A
Reference number	106036

\* 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 spacious 3-bedroom two-story apartment with a loggia, private parking in the garage, and superior facilities will be part of a renovated historic palace in the very heart of Old Town. The lucrative address, great accessibility, or generous layout of the apartment provides premium quality comfort that will satisfy even the most demanding clientele.

Upon entering the apartment there is a spacious **bright hall with a large window**. The layout of the first floor consists of an open concept living room, kitchen, and dining area, two bedrooms that share a generous bathroom with a bathtub, toilet, and bidet, a **walk-in closet**, another room suitable as storage space or laundry room, and a separate guest toilet by the entrance. On the upper floor is an elegant **gallery** and a bedroom with en-suite bathroom with a shower. The apartment is flanked by an **L-shaped loggia** overlooking the courtyard.

The apartment will be finished to a standard that includes **wooden 6-pane windows** with fittings in a **historic design**, wooden parquet floors, **underfloor heating, ceiling cooling**, heat pumps, a **thermostat** in every room, high quality **Gres** tiles, reverse interior doors, premium quality sanitary ware, a **Hometouch** smart home system, and a security system. **Parking** will be available in the **garage** in its own access tunnel and **elevator**. There will be a choice of several options for the apartments in the residential complex, with different layouts or orientations. The planned completion date is **March 2027**.

This attractive address in the historic part of Bratislava provides complete amenities within walking distance, as well as first-class restaurants and a wide range of options for cultural and leisure activities. Near the apartment building is the **Slovak National Theater, Slovak Philharmonic, National Gallery**, the **promenade on the Danube embankment**, or bike paths. The main traffic arteries of the capital are a few minutes away by car.

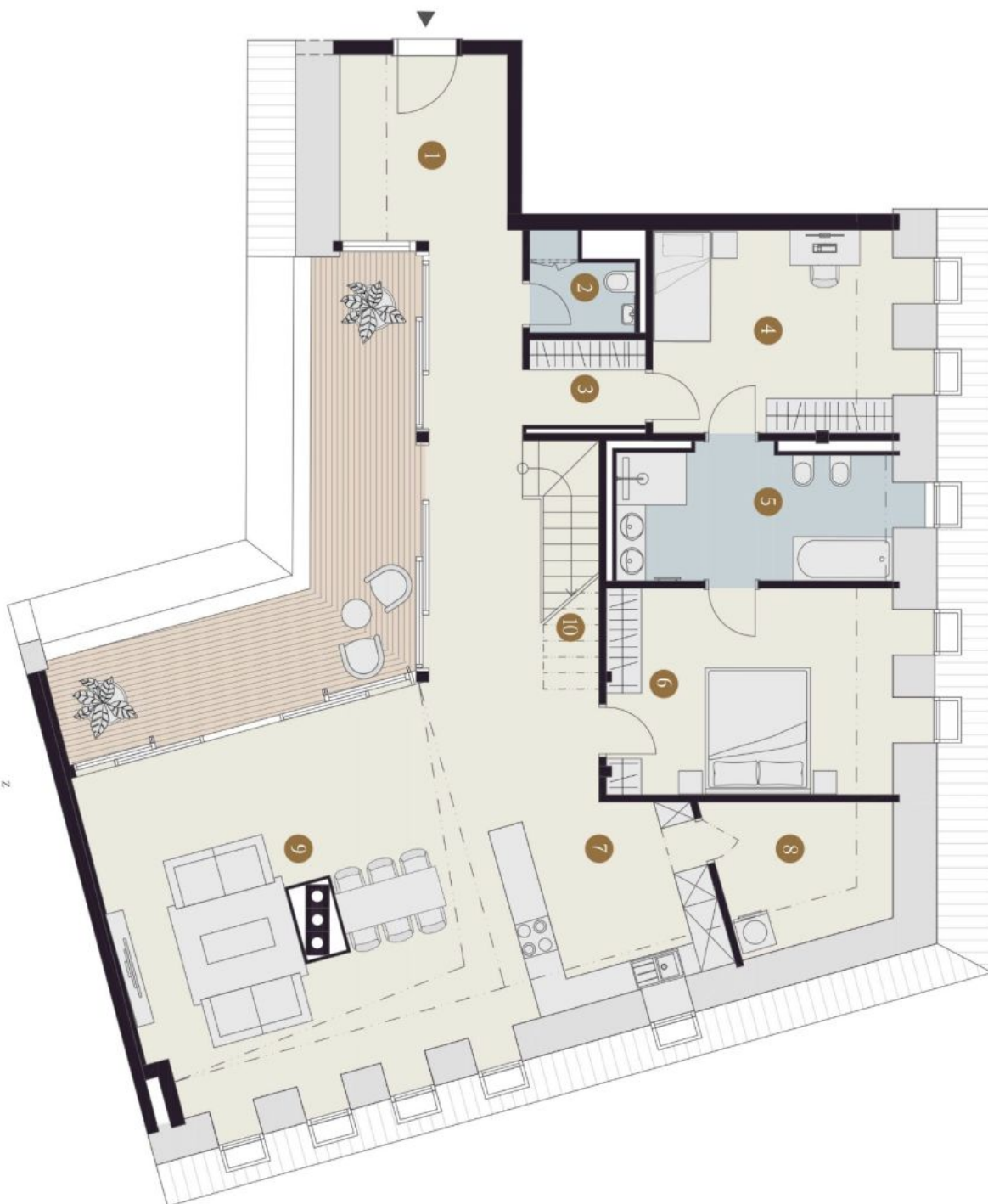
Floor area 225 m<sup>2</sup>, loggia 25 m<sup>2</sup>

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Ask for price

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

Zariadenia zobrazené na obrázku sú schématické a slúžia len na ilustratívne účely. Treba vykonať si nezáväznú kópiu projektových dokumentácie. Konštrukčné riešenie a dizajn prístrojov môžu byť ešte upravené. Plán popis budovy a zariadenia. Uvedené rozmery nie sú konečné. Stav projektu: jún 2023





# Apartment Four-bedroom (5+kk)

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

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