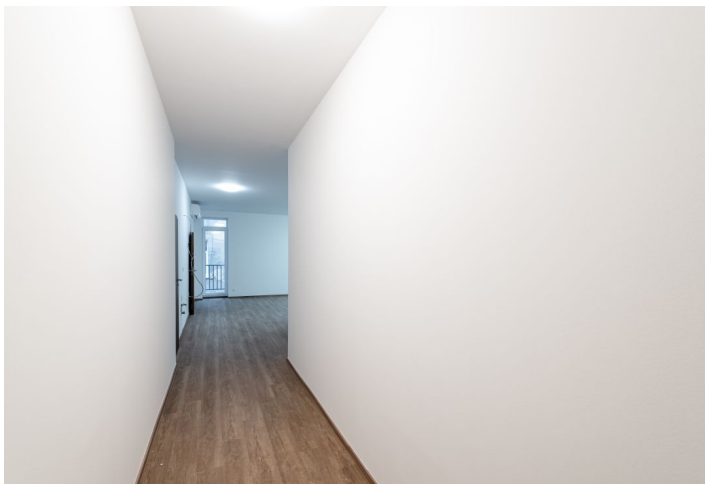


## Apartment One-bedroom (2+kk)

€ 304 327 | CZK 7 597 524

58.4 m<sup>2</sup>, Bratislava I, Staré Mesto, Gunduličová



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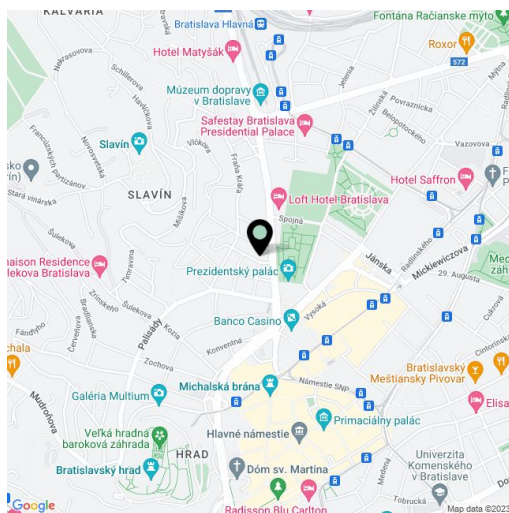
Total area	64 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33088

Newly refurbished, high standard 1-bedroom apartment on the 2nd floor of a brick building with an elevator located in very center of Old Town close to the garden of the Presidential Palace.

The layout of the apartment consists of a living room connected with a kitchen, a bedroom, and a bathroom with a shower and a toilet. The balcony is entered from the living room. The standard included in the price consists of **first class** vinyl floors, tiles, sanitary ware by **Villeroy & Boch**, **SAPALI designer interior doors**, **ADLO** security and fireproof entrance doors, and soundproof windows with triple-glazed panes facing the street. The apartment is fully **air-conditioned** and all walls meet fire and acoustic STN standards. The whole complex is equipped with weak-current distribution for Internet, TV, Intercom connections and the whole building is connected to an **alarm**. With a new brick construction, it has six above-ground floors and two underground floors, and a **common yard** with five **parking spaces**.

Live in the prestigious neighborhood of the Bratislava Castle and many embassies with plenty of greenery and within **walking distance of the historic center**. This location offers very good civic amenities, schools, kindergartens, cozy cafes, gourmet restaurants, and an excellent infrastructure, as well as outdoor activities in the **Presidential Garden** or the nearby **Mountain Park**. There are bus stops only a few meters from the building.

Interior 58.40 m<sup>2</sup>, balcony 5.15 m<sup>2</sup>



\* 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.

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