

## Apartment Three-bedroom (4+1)

Sold

122 m<sup>2</sup>, Bratislava I, Štefánikova



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Total area	131 m²
Floor area*	122 m²
Terrace	9 m²
Parking	-
Cellar	-
PENB	G
Reference number	35754

This above-standard and professionally designed 3-bedroom apartment with a terrace offers a harmonious combination of the atmosphere of an old town apartment with modern and functional equipment. The apartment has been complete reconstructed, preserving the original architectural elements. Located on Štefánikova Street, close to the center or the popular Slavín Monument.

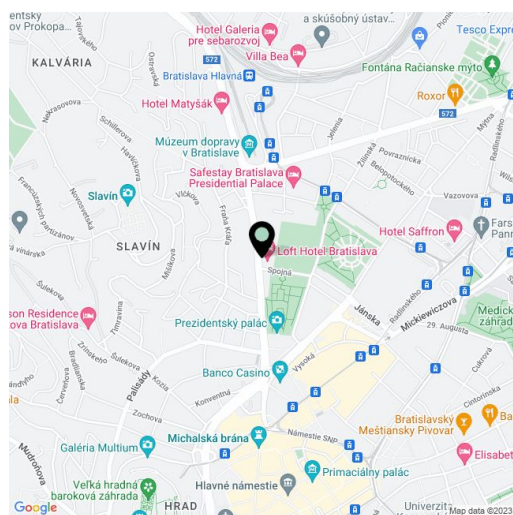
The apartment is divided into two almost separate parts. The first consists of a 2-bedroom apartment with an open layout. There is a hall, a kitchen-dining area, a **terrace**, a living room, a bedroom, and a children's room. The bathroom is situated in the central part of the apartment by the main entrance.

The second part of the apartment consists of a spacious room with a separate bathroom, created from two originally smaller ones. It is currently used as a study and a guest room, but it is possible to create a **separate 1-bedroom apartment**.

The standard of the apartment includes quality plastic windows with triple-glazed panes, refurbished **wooden cassette frames** and **wooden interior doors**, Italian tiles in the hall and kitchen, a modern kitchen with built-in appliances, a bathroom with a shower, and separate water heating for the gas boiler.

From an architectural point of view Štefánikova is one of the most important and most beautiful streets in Bratislava. It is situated within walking distance of the city center, near **Slavín** and **Kalvária**, which offer space for walks amongst the greenery or places for sports activities. Full civic amenities can be found in the vicinity of the building. Good parking options on Fraňa Kráľa Street, every other week it is possible to park in the courtyard of the apartment building.

Interior 122 m², terrace 9 m²



\* 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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