

## Historic property Nineteen-bedroom (20+kk)

Ask for price

Bratislava I, Staré Mesto



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Total area	1 128 m <sup>2</sup>
Plot	1 053 m <sup>2</sup>
Parking	4x garage parking space + 6x outdoor parking in the yard
PENB	G
Reference number	37373

**This exceptional three-story historic building built in the late Art Nouveau style from the 19th century offers housing in desirable Palisády in Old Town.**

The ground floor of the historic building is connected to a newer extension by an entrance hall with a reception and an indoor **fountain**. The historical part of the building contains four separate rooms, a kitchen, a toilet, and the ground floor of the extension has two offices, an archive room, a warehouse, and a large garage for four cars.

The first floor of the historic part of the building has five offices, a kitchen, and two toilets. The annex has 7 rooms, 3 archive rooms, a kitchen, and two toilets.

On the second floor of the historic building are six rooms with two toilets.

The attic of the historic building has a large **93 sq. m. open space** with access to two rooms, a kitchen, and two toilets.

The equipment includes laminate floors, aluminum windows, **Toshiba air-conditioners**, wooden interior doors, a Buderus boiler, and an HVAC system.

Palisády is popular for its convenient location, which forms a link between the **Presidential Palace** and **Bratislava Castle**. The Slavín monument and a number of embassies are also within walking distance. Another advantage is the proximity of **Mountain Park**, shops and services, as well as excellent transport connections, all within walking distance of the center.

The total area of the historic building is 748 m<sup>2</sup> and the area of the two-story extension with a garage is 380 m<sup>2</sup>, with a total of **1,128 m<sup>2</sup> of usable area**. The buildings include land with an area of 1,053 m<sup>2</sup>.