



## Apartment Two-bedroom (3+kk)

€ 3 000 | CZK 75 030

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





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Total area	179 m <sup>2</sup>
Floor area*	164 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	-
Service price	300 EUR Not included
PENB	A
Reference number	41732
Available from	Immediately

\* 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 air-conditioned luxury apartment on the 3rd floor of an elegant residence with a wellness area and a private garden boasts a prestigious address in Old Town close to a park. The historic building, which has been thoroughly renovated, is set in a pleasant location with excellent transport accessibility and complete amenities within easy reach. The residence includes 24/7 security, a spa, a fitness center, and a private garden.

The layout of the apartment consists of an entrance hall with a built-in wardrobe, a spacious living room with a dining area and kitchen, a separate toilet with a sink, a master bedroom with a **walk-in closet and en-suite bathroom** with a bathtub, toilet, and bidet, another bedroom also with an en-suite bathroom with a bathtub, toilet, and bidet, and a walk-in closet. The living room has access to a spacious **balcony overlooking Slavín** and the inner courtyard.

The standard facilities include **marble and wooden floors, underfloor heating, air-conditioning** (with its own heating and cooling control), wooden Euro windows, high **ceilings (3.35 m)**, tall interior wooden doors, Duravit sanitary ware, Hansa faucets, a Viessman gas boiler, marble window sills, a fully equipped kitchen with **Miele appliances** including a dishwasher and a washing machine with a dryer, fibre optic Internet connection, a videophone, an alarm system, and an elevator. The price includes **1 garage parking space** in the building.

Possibility of modification to 4-bedroom apartment.

Interior 165 m<sup>2</sup>, balcony 15 m<sup>2</sup>.

Monthly rental price EUR 3,000 + payment for common services EUR 300 and utilities.